



AGENDA
CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD – REGULAR MEETING
February 17, 2026 6:00 PM

1. CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS
3. ROLL CALL
4. PRESENTATION
 - A. Police Department Accreditation
5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS
6. TOWNSHIP MANAGER REPORT
7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS
8. APPROVAL OF AGENDA
9. CONSENT AGENDA
 - A. Communications
 - B. Minutes
 - (1) February 3, 2026 Regular Township Board Meeting
 - (2) February 3, 2026 Closed Session
 - C. Bills
 - D. 2026 Asphalt Spot Repair Contract Award
 - E. Brightline IT HPE Alletra Saas Contract Renewal
 - F. Disposal of Surplus Equipment and Vehicles
 - G. DALMAC Grant Application
10. BOARD ACTION ITEMS
 - A. Village of Okemos Brownfield Plan Termination
 - B. 2026-2027 TPOAM Professional Supervisory Association Tentative Agreement
11. BOARD DISCUSSION ITEMS
 - A. Authentix-Proposed Settlement Agreement Modification
 - B. Request for Proposals-Legal Services
 - C. 2026 Listening Sessions
 - D. FY 2027 State and Federal Appropriations
12. COMMENTS FROM THE PUBLIC
13. OTHER MATTERS AND BOARD MEMBER COMMENTS
14. CLOSED SESSION-Motion to enter closed session pursuant to MCL 15.268(1)(h) to consult with the Township attorney to consider a confidential written legal opinion regarding a grievance settlement agreement and pursuant to MCL 15.268(1)(d) to discuss the Township's purchase or lease of property.
15. ADJOURNMENT

All comments limited to 3 minutes, unless prior approval for additional time for good cause is obtained from the Supervisor. Appointment of Supervisor Pro Tem and/ or Temporary Clerk if necessary. Individuals with disabilities requiring auxiliary aids or services should contact the Meridian Township Board by contacting: Township Manager Tim Dempsey, 5151 Marsh Road, Okemos, MI 48864 or 517.853.4258 - Ten Day Notice is Required.

Meeting Location: 5151 Marsh Road, Okemos, MI 48864 Township Hall

Providing a safe and welcoming, sustainable, prime community.

A PRIME COMMUNITY
meridian.mi.us



9.A

**CONSENT AGENDA
BOARD
COMMUNICATIONS**

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Re: ITC Project
Date: Monday, February 2, 2026 4:09:19 PM

Some people who received this message don't often get email from [REDACTED]

Dear Scott,

Thank you for your prompt response to my email of January 30th regarding the proposed ITC project. I am reassured that you share my concerns. Your firm opposition to the project pathway that cuts through Meridian/Williamston Townships, along with the opposition of the township board members, is a necessary piece of resistance if an alternate route is to be selected.

I have already attended one of the ITC listening sessions, registering many significant injuries that the project's destructive swath through Meridian Township would inflict, and in coordination with neighbors, I will be attending another tomorrow. Be assured that I (we) will continue to be vocal in opposition to this project, and register consistent objections, through any and all means available, and we will count on your continuing alliance with us in these efforts.

I look forward to the February 17th Board Meeting.

Sincerely,

Debra Chamberlain
(also for Albert Hamilton)

[REDACTED]
Meridian Township

On Fri, Jan 30, 2026 at 7:00 PM Scott Hendrickson <[REDACTED]> wrote:

Good Evening Deb,

Thank you for taking the time to write to the Board on this matter.

As I have learned more about this project, it has become clear to me that this is not a project that I would support. Expanding the easement, clearing of trees and foliage, and the increased risks to health and safety have left me firmly in opposition to ITC using this path.

I attended the listening session that ITC put on last Monday and voiced my opposition and specifically called out our parkland, neighborhoods that would be negatively impacted and many other issues. They have logged those comments on the Meridian/Williamstown proposed route.

I also have asked our Township Manager to prepare a discussion and resolution that the Board can vote on to oppose this proposed route. My hope is that we can get that passed by our February 17th meeting and submit it to ITC and the MPSC for consideration as the final routes are selected.

As I have mentioned in all my other correspondence to residents on this matter, I urge you to continue to speak up, and specifically to attend the remaining listening sessions. They offer you the opportunity to specifically sit at a computer and log your issues with specific parcels, like yours. The more voices they hear in opposition, we believe they will be swayed to select an alternate route.

In the meantime, I will continue to advocate against this, as I expect my fellow Board members will do as well.

Please feel free to contact me if I may ever be of assistance to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Deb Hamilton <[REDACTED]>

Sent: Friday, January 30, 2026 5:42 PM

To: Board [REDACTED]

Subject: ITC Project

Some people who received this message don't often get email from [REDACTED]

Township Board Members:

I am writing to you to express my vigorous opposition to the proposed ITC Oneida-Sabine Lake project path that impacts Meridian Township. I am a 43 year resident of Meridian Township, a retired 35 year Okemos Public Schools educator, and a significant taxpayer. I currently reside at 4819 Meridian Road, and the current power lines run through the northern

edge of my property.

When my husband and I purchased this acreage parcel in 1998, we knew it was a special place. It was, and is, resplendent with wildlife, beautified by *heritage* trees, near to shopping and cultural activities, but with a country feel and a zoning allowing our horses.

Additionally, it afforded our daughter an excellent education in the award winning Okemos Schools. We have worked hard over the years to improve the home we built here and to maintain the environment around us, being particularly careful stewards of the towering, heritage trees. We have invested a great deal of time and money in improving our home and protecting our environment. Our house and surrounding property are our most significant asset.

Furthermore, the water we use comes from our well, thus we have been extremely careful to protect its purity. We refrain from most herbicides and pesticides, since in addition to keeping our well safe, we care about our domestic animals' health, as well as the frogs and other wildlife that live around us. The close proximity, and extensive use of herbicides that would be necessary to clear the way for the electric lines, is beyond concerning.

Additionally, independent studies, not conducted by utility companies, raise significant concerns about the health impact of EMFs. The National Institute of Environmental Health Sciences states, ". . . additional research is needed on practical ways to reduce exposures to EMFs." Allowing these new power lines to be constructed in very close proximity to our home, and to many of our neighbors, will certainly increase unhealthy exposure. (And also of note, there are some veterinary studies linking Cushing's Disease in horses and dogs to proximity to EMFs.)

The required 200 foot easement stated by ITC would devastate our property and many of our neighbors properties. It is heartbreaking to think that lifetimes of investment by township residents could so quickly and callously be wiped-out by this project.

In closing, I fervently call upon the Meridian Township Board Members to take a proactive stand in **firm opposition** to the ITC Oneida-Sabine Lake project route that would so negatively impact the township residents that you represent.

Sincerely,

Debra Chamberlain
(also for Albert Haamilton)


Meridian Township

From:

Subject:

Date:

Re: Oneida Sabine ITC Transmission Lines Proposed Route

Tuesday, February 3, 2026 10:37:48 PM

Good Evening Mike,

Thank you for reaching out to the Township Board on this very important community issue.

The Board met tonight and discussed the proposed Meridian/Williamstown Township line that ITC has suggested as a possible route for their 345kV lines. We covered many topics during our deliberations, heard from members of our community and neighboring communities, and had the opportunity to ask questions of the representatives of ITC.

At the conclusion of that discussion, the Board instructed our staff to create a resolution in opposition to this proposed location for the high voltage lines. We further asked that the Township Manager draft a letter to go alongside that resolution that enumerates in greater detail the reasons why we oppose it, which were discussed at length during the meeting, some of which you enumerated in your email.

We have further requested that the Township staff include information as to how residents can voice their opinions to ITC directly on our Township website, social media, and in our next newsletter. You can expect to see that in the coming days.

We value the input of our residents and appreciate your interest in this topic.

Please do not hesitate to reach out if I may ever be of service to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: mike@riodeloso.com <[REDACTED]>
Sent: Monday, February 2, 2026 10:39 AM
To: Board [REDACTED] >
Subject: Oneida Sabine ITC Transmission Lines Proposed Route

[Some people who received this message don't often get email from [REDACTED]
[REDACTED]

Dear Meridian Board of Directors

I am against the proposed routing of the Oneida Sabine ITC transmission line through Meridian township parks and neighborhoods. While I recognize the need for power distribution line upgrades, it appears there are a number of possible routes that would not impact parks/natural areas as well as neighborhoods in Meridian Township and would instead follow already disturbed lands, like highways and agricultural areas, which would not be impacted in the same way by the routing of the power lines.

We purchased our house and property in Okemos explicitly because of the natural areas available nearby (Ted Black woods and Foster-Crouse) and believe the routing of the powerline would negatively impact this area., Thank you for your consideration.

Mike Booth

[REDACTED]
Okemos MI 48864

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: RE: Formal Complaint and Request for Written Legal Authority Regarding Recent Enforcement Actions
Date: Tuesday, February 3, 2026 3:43:57 PM

Mrs. Cochran,

I am working to try and find an off ramp here to resolve the situation and get you open legally. I am working with an independent third party to determine if the assembly designation is appropriate or if we have some flexibility in designation to use here. This is a unique use both to the area and to the mall, so it is not unusual to go through a version of this discussion on a project of this nature. Typically, this is something that we would have done far in advance of opening, in conjunction with the fire marshal, business owner and architect. The fact that you were able to operate for two years without inspection is a flaw in our process and one that I am already working to correct. My hope is that, between our third party and your architect, we can find a path forward, beyond the multiple options we've already explored, to allow legal operations.

I will again apologize, as I have before, if Mr. Hines came across threatening. In my years of working with him, both early and late in my career, I have not known him to be that way, but that in no way leads me to say it didn't happen. At this point, Mr. Hines has retired, so from a personnel perspective, there is nothing I can do to remedy your concerns. But suffice to say, that is not how we operate on a general basis.

Following up on a number of other concerns you've raised in your series of emails:

- **MAC LEGENDS COMPARISON** – The determination was made on MAC Legends in 2023 when they first moved into the mall. This was a determination made by the Building Official at the time and stands today in their new space. We don't compare businesses, we look at each one on its own.
- **SELECTIVE ENFORCEMENT** – Now that we have been made aware of other businesses in the mall operating without the necessary inspections, we are preparing to address that with all of them. The holiday only businesses are something that we are going to take up with the mall in advance of the next lease signing. There is certainly room for improvement from my department in making sure we are up to speed on every single tenant at the mall and we intend to get better at it. But from a process perspective, the red tag and shut down was the exact process we use with everything in the Township, when we find work has been done/occupancy taken without permits and one we intend to take with other mall businesses, once we have made a determination on which businesses do not have the correct authorizations.
- **USE OF THE SPACE** – We'd love to have the details of what actually is planned for the space. We asked when I was there with Mr. Hines and the Fire Marshal and upon receipt of the plans from the architect, additional activity/detail was on the plans. This is why

commercial projects are required to have plans, stamped by an architect. The email you sent at 3:19 on Friday was the first time we got a any understanding of the use of the space and with that information, we are working through potential off ramps to issue a full permit. Again, this would normally be something we'd do very early in the process of discussing a potential change of use.

- **LEGAL AUTHORITY** – As I believe I have shared before, Section 105 of the International Building Code is the permit requirement provision. You are changing the use of the space, so Section 105 triggers. Section 107 requires an architect or engineer to be involved. Residential projects allow homeowners to pull their owner permits, commercial require stamped/signed plans.

To the broader point of the facility being open, I am actively trying to sort this out. I would ask that you not escalate this further by opening the track portion of the facility. There has been at least two acceptable solutions that I am aware of, that came from conversations with your architect, and we are continuing to work towards a solution where you don't have to make changes, other than the necessary emergency lighting.

I will be in touch asap with further solutions and will work with Studio Intrigue (an excellent architect btw) to make sure we get everything we need to issue full occupancy.

Yours,

Timothy R. Schmitt, AICP

Director of Community Planning and Development

[REDACTED]
[REDACTED]

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us

From: Cynthia Cochran <[REDACTED]>

Sent: Monday, February 2, 2026 11:15 AM

To: Tim Schmitt [REDACTED]; Tim Dempsey [REDACTED]; Amber Clark [REDACTED]; Scott Hendrickson [REDACTED]; John Hines <[REDACTED]>; Kenneth Jones [REDACTED]; [REDACTED]; Board <[REDACTED]>

Subject: Re: Formal Complaint and Request for Written Legal Authority Regarding Recent Enforcement Actions

+ Meridian Township Board Members

On Mon, Feb 2, 2026 at 9:43 AM Cynthia Cochran <[REDACTED]> wrote:

Meridian Township,

I am writing to formally address the actions taken by your office on **January 12, 2026**, which resulted in the forced closure of my retail storefront, **Cochran's RC's 2**, inside the Meridian Mall. We were operating lawfully under Michigan law, and our business was shut down without proper justification or the transparency required by statute. We were publicly embarrassed and lost revenue as a result of this action. John never provided the code/ordinance in writing and red-tagged our storefront which resulted in significant loss for our business.

During this enforcement action, no publicly available ordinance, law, or written regulation was provided demonstrating that **all businesses must obtain a building permit prior to opening**, regardless of whether any construction has occurred. As you know, Michigan law requires that any local ordinance be **published, written in clear and accessible language, and made available to the public (MCL 42.22)** —not embedded within code language that cannot be reasonably accessed or understood. To date, no such ordinance has been produced in public terms. It also appears this requirement is **not being consistently enforced**, as other mall businesses are open without this "building permit" on file. (Shinns Taekwondo, Top Shelf Authentics as examples)

When I attempted to explain our business model during the inspection, the inspector did not ask **ANY** questions or gather **ANY** operational facts. The inspector did NOT allow me to explain my business model. I was treated unfairly, and I have rights as a business owner.

I have recordings showing the inspector immediately concluded that our business was an Assembly use without asking a single clarifying question regarding:

- The actual activities that occur in our business
- How the track area is used
- Whether spectators are present (they are not)
- Whether our activities are instructional or recreational
- Whether the use is **accessory** to retail
- How long we have been operating in the space
- Whether any construction or alterations had occurred (they had not)

The fire chief even said to me "Don't be scared of assembly use as your space likely has everything needed". So I assumed we had no choice but to classify our business as assembly, without knowing how classification should actually work. The architect simply presented plans as we advised, without truly understanding our rights, and believing your township's direction, that we had no choice. Your office made an **arbitrary** and **incorrect** determination that we were operating as Assembly upon shutdown, despite our primary use being primarily **retail**, and our track area being an **accessory use** dedicated to product demonstrations, customer skill-building, training, and product testing. Now that I have educated myself, collected and gathered my thoughts from the intimidation based on the facts of my business I now realize this was wrong.

Beyond this misclassification, the inspector's conduct during this process was deeply concerning. In both on-site interactions and recorded calls, he:

- Spoke to me in a threatening manner, threatening if I hire an attorney it will drag the process out by 7 months (I have the recording if you need it)
- Used his position of authority to coerce immediate compliance (I have recordings of him telling Mark he needed to hire an architect and he didn't have a permit, and any question/comment Mark made to clear up confusion - John said "Not my problem I'm shutting you down now")
- Made statements intended to intimidate rather than inform
- Insisted that I was required to hire an architect without code or laws to back this requirement up. I repeatedly requested the law/code he said "Cindy, it's the law" and this is also recorded

I later learned that **no architect is required under Michigan law** when no construction or alterations have occurred—exactly the case in our storefront. As a result of the inspector's statements, I spent thousands of dollars unnecessarily. This caused substantial and avoidable financial harm to my small business.

For accuracy, our timeline is as follows:

- We moved into the new space in **October 2025**
- We began using the track area in **mid-December 2025**
- Your office shut down our business on **January 12, 2026**
- The track area had been in operation for approximately **three weeks**

Given how little time we had been open, I do not understand what evidence was used to justify such an extreme action without conducting even the most basic fact-finding. Due to the threatening and intimidation I actually thought we had no choice but to be classified as assembly use, which is in fact incorrect. Your office caused a lot of damage to our reputation and harm to our business.

Effective immediately, we will be continuing operations inside our approved retail storefront under the same retail classification you previously deemed safe. This includes the use of the carpeted area **without walls or guardrails** for:

- Demonstrations
- Customer training
- Product testing
- Customer skill-building
- Any activity accessory based to support the retail side of the business
- note - our track has limited hours, no employees (other than Mark and myself)

We do not allow spectators, and this activity is clearly accessory to retail/business use—not Assembly. As noted, effective immediately we will **NOT** be conducting any assembly type use.

At this time, I am formally requesting, **in writing**, the following:

1. **The specific Michigan law, local ordinance, or code section** that requires a **building**

permit and licensed architect to provide blueprints when no construction or alterations have occurred. This will need to be publicly posted in clear terms, vs the embedded code Tim sent me in a previous email.

2. **The specific ordinance** that the Township has adopted, published, and made publicly available establishing this requirement.
3. **A written explanation** of the rationale behind classifying our business as Assembly without gathering operational facts or having conversations with the business owners.
4. **A written statement** confirming whether the Township intends to interfere with lawful retail and accessory operations going forward.

As a small business owner, I expect fair, consistent treatment and full compliance from your department with Michigan transparency, enforcement, and professional conduct requirements. As you yourself have acknowledged, misunderstandings can occur, and we have taken steps to ensure **all** activities are properly defined as **accessory use going forward - to support our primary retail storefront**. We expect the Township to offer the same good-faith effort in applying the code correctly and consistently.

Finally, I must note that our business has been held to a vastly different standard than others in the mall, including **Mac Legends Golf**, which operates golf simulators, has sofas and lounge seating in the activity area to "gather", maintains a bar with an active tavern liquor license, and hosts leagues and private parties—yet is classified as Retail/Business. This storefront was inspected and approved by John Hines. Consistent application of Township standards is essential for fairness and credibility.

I have spoken to Meridian Township residents, customers, and several others who are all baffled as to why we were treated so unfairly. We are a successful retail location that has brought many patrons to the Meridian Township area. In fact I have customers who now frequent the mall that haven't in 20 years. They purchase from our store, wander out for food in the food court or surrounding restaurants, and visit other shops which ultimately improve Meridian when you boil it all down with economics. Let's face it, the malls are dying, and we're helping strengthen the community. Your department treated us as if we are NOT welcome here and as if we were breaking the law putting our customers in extreme danger. In fact a customer was in the storefront when we were "red tagged". I have a statement from the customer saying John was out of line, intimidating, and unreasoning, and he felt as if his life was in immediate danger. Don't you think John could have reasoned with us, or treated us fairly - like other stores in the mall? Upon his conversation with Mark (co-owner), Mark advised him he was completely unaware of such a requirements, couldn't John have given us a timeline to get the "building permit" completed (i.e 24 hours)? John knows there are other stores in the mall that do not have building permits, yet they remain open, so this brings me to wonder was all of this intimidation and power tactic necessary? Do the township residents appreciate such behavior towards business owners in their community? Do you like driving business owners out of your township? Think about that.

Please provide your written response at your earliest convenience so we can avoid further misunderstanding and ensure a productive path forward.

Sincerely,

Cindy Cochran

Co-owner, Cochran's RC's 2

1982 W Grand River Ave, Suite 559

Okemos, MI 48864



From: [REDACTED]
To: [REDACTED]
Subject: ITC Transmission Lines
Date: Tuesday, February 3, 2026 9:38:58 AM

Greetings,

I am contacting the board to voice my opposition to the power line project.

I do not believe that it will be in the best interest of the township to have these lines pass through any of our parks or natural areas.

My understanding is that there are multiple pathways currently under consideration for this project. One of these paths would run parallel to interstate 96. I believe such a route would be better suited for a large scale transmission project such as this.

I urge you to stand with fellow township residents in opposing this sort of development in our protected natural areas.

Thank you for your time and consideration,

Matthew Edmonds
Okemos

From: [REDACTED]
To: [REDACTED]
Subject: ITC Proposal
Date: Tuesday, February 3, 2026 10:44:27 AM

Some people who received this message don't often get email from [REDACTED]

Dear Meridian Township Board Members,

My name is Sue Harper and I am a proud transplant to Meridian Township. I grew up and raised my family in Fowlerville, which is one of the areas also affected by this proposal. We moved to Okemos (Meridian Township) almost 6 years ago and it has been wonderful! We absolutely love it here!

I am asking the Board to NOT support the towers and lines going through residential areas and the Meridian Township Parks.

One of the main reasons we moved to Meridian Township was the amazing and wonderful park system. I found myself driving to Okemos so often to use the many wonderful parks for walking, hiking, and being in nature that we decided to move here! Without a doubt, the park system was one of the main reasons our family moved here. Yet, I always wondered about the huge, unsightly transformer towers that go through Riverfront and Legg Parks. When I found out there was a proposal to add more of these in the area, I was very disappointed that more parks, and even residential areas would be affected. The parks are the best part of Meridian Township!

I also love the Township's dedication to protecting natural life through the many land preserves throughout the Township. I'm proud of what we do for wildlife, including plants and animals alike.

Finally, the residential areas that would be affected are honestly, heartbreaking. That people would have their lives affected by this proposal in such a negative way, regardless of monetary compensation, is unacceptable for the members of our Township.

Running towers and lines along major expressways or even using farmland that would be much less affected by them would be a much better choice. It would protect more plant and animal life, and most importantly to me, our parks which are so crucial to the physical and mental well-being of our residents.

I urge you to do whatever needs to be done to stop these towers being placed in our parks and residential areas!

Thank you for your consideration,

Sue Harper
Proud Meridian Township Citizen

From: [REDACTED]
To: [REDACTED]
Subject: Public Comment for Official Record – February 3, 2026 Board Meeting – Township Legal Counsel
Date: Tuesday, February 3, 2026 11:41:28 AM
Attachments: [Meridian Township - Utility Representation Conflict - 2026-01-03.pdf](#)

Some people who received this message don't often get email from [REDACTED]
[REDACTED]

Dear Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, and Trustees:

Please find attached my public comment letter for inclusion in the official record of tonight's Board of Trustees meeting (February 3, 2026).

The letter concerns Meridian Township's legal counsel, Fahey Schultz Burzych Rhodes PLC, and their potential conflicts of interest related to electric utility matters that require urgent consideration.

I will attend tonight's meeting to discuss these matters and respectfully request that this letter be attached to the minutes of this meeting.

Please also confirm receipt of this message.

Thanks,
Michael Bommarito

Michael J. Bommarito II

Meridian Township, Ingham County, Michigan

February 3, 2026

FOR THE OFFICIAL RECORD

Board of Trustees Regular Meeting

Meridian Charter Township Board of Trustees

5151 Marsh Road

Okemos, Michigan 48864

Present: Supervisor Scott Hendrickson · Clerk Angela Demas · Treasurer Linda Burghardt · Trustees

PUBLIC COMMENT — REQUEST FOR INCLUSION IN OFFICIAL RECORD

Re: Township Legal Counsel
Fahey Schultz Burzych Rhodes PLC

Dear Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, and Trustees:

I am a resident and property owner in Meridian Township. I submit this letter for inclusion in the official record of tonight's meeting.

1. Background

Meridian Township's legal counsel is the law firm Fahey Schultz Burzych Rhodes PLC, located in Okemos, Michigan.

2. DTE Representation

In a *Daily News* (Greenville, Michigan) article dated October 21, 2021, Fahey Schultz Burzych Rhodes stated:¹

“[We have represented] DTE Electric Co. ... and DTE Gas Co. ... **for many years** in utility rate cases before the MPSC and on appeal from those rate cases to the Michigan Court of Appeals and Supreme Court.”

The firm's own website likewise publicly lists DTE Electric and DTE Gas as clients, including in the public attorney profile for Stephen J. Rhodes.²

DTE's economic interest in transmission infrastructure is inseparable from the ITC/METC projects currently under consideration: DTE owns 696 MW of wind generation in western Michigan that cannot reach its 2.2 million eastern Michigan customers without these transmission lines.

3. Similar Situations in Other Townships

In 2021, Pine Township tabled a proposal to hire Fahey Schultz Burzych Rhodes after residents raised conflict-of-interest concerns.

In Winfield Township, residents asked the township to stop using the firm amid conflict-of-interest concerns related to wind/solar ordinance work.

¹Elisabeth Waldon, “Daily-News FOIA of Pine Township reveals wind energy thoughts from 3 law firms,” *The Daily News* (Greenville, Michigan), October 21, 2021 (reprinted October 23, 2021): [wind-watch.org/news/2021/10/23/daily-news-foia-of-pine-township-reveals-wind-energy-thoughts-from-3-law-firms/](https://www.wind-watch.org/news/2021/10/23/daily-news-foia-of-pine-township-reveals-wind-energy-thoughts-from-3-law-firms/).

²Fahey Schultz Burzych Rhodes PLC, Stephen J. Rhodes bio: fsbrlaw.com/team_members/stephen-j-rhodes/.

4. Requests

1. Require written disclosure from Fahey Schultz Burzych Rhodes of all utility company clients.
2. Retain independent legal counsel for matters involving utilities or transmission infrastructure.

**I REQUEST THAT THIS LETTER BE ENTERED INTO THE OFFICIAL RECORD
AND ATTACHED TO THE MINUTES OF THIS MEETING.**

The same law firm represents DTE Electric and DTE Gas (DTE subsidiaries) in MPSC rate cases and represents Meridian Township on local matters. Whose interests come first?

Respectfully submitted,

Michael J. Bommarito II

Resident and Property Owner, Meridian Township

Delivery: Hand-delivered at Board Meeting; emailed to [REDACTED]

Copy retained.

From: [REDACTED]
To: [REDACTED]
Subject: Re: ITC transmission lines
Date: Tuesday, February 3, 2026 10:37:24 PM

Good Evening Danna,

Thank you for reaching out to the Township Board on this very important community issue.

The Board met tonight and discussed the proposed Meridian/Williamstown Township line that ITC has suggested as a possible route for their 345kV lines. We covered many topics during our deliberations, heard from members of our community and neighboring communities, and had the opportunity to ask questions of the representatives of ITC.

At the conclusion of that discussion, the Board instructed our staff to create a resolution in opposition to this proposed location for the high voltage lines. We further asked that the Township Manager draft a letter to go alongside that resolution that enumerates in greater detail the reasons why we oppose it, which were discussed at length during the meeting, some of which you enumerated in your email.

We have further requested that the Township staff include information as to how residents can voice their opinions to ITC directly on our Township website, social media, and in our next newsletter. You can expect to see that in the coming days.

We value the input of our residents and appreciate your interest in this topic.

Please do not hesitate to reach out if I may ever be of service to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]
5151 Marsh Road | Okemos, MI 48864



From: Danna Brunger [REDACTED] >
Sent: Tuesday, February 3, 2026 5:14 PM
To: Board <[REDACTED]>
Subject: ITC transmission lines

Some people who received this message don't often get email from [REDACTED]

Hello, my name is Danna Brunger and I live on Hatch Rd in Meridian township. I am unable to attend the public meeting today, Feb 3rd.

I would like to add a public comment about the power lines.

I am looking at the suggestions about running these lines at the back of the shoals neighborhood which backs up to the red cedar River, and I am very concerned about what damage to the river banks might occur with development, and how that might effect the houses which are mere yards from the river.

Also, I would suggest running power lines on the easements of public highways might be a better option long term, especially considering future development of electric vehicles or light rail lines.

Thank you for your time.
Danna Brunger

From: [REDACTED]
To: [REDACTED]
Subject: Re: Opposition to the Potential ITC Transmission Lines in Meridian Township
Date: Tuesday, February 3, 2026 10:36:55 PM

Good Evening Craig,

Thank you for reaching out to the Township Board on this very important community issue.

The Board met tonight and discussed the proposed Meridian/Williamstown Township line that ITC has suggested as a possible route for their 345kV lines. We covered many topics during our deliberations, heard from members of our community and neighboring communities, and had the opportunity to ask questions of the representatives of ITC.

At the conclusion of that discussion, the Board instructed our staff to create a resolution in opposition to this proposed location for the high voltage lines. We further asked that the Township Manager draft a letter to go alongside that resolution that enumerates in greater detail the reasons why we oppose it, which were discussed at length during the meeting, some of which you enumerated in your email.

We have further requested that the Township staff include information as to how residents can voice their opinions to ITC directly on our Township website, social media, and in our next newsletter. You can expect to see that in the coming days.

We value the input of our residents and appreciate your interest in this topic.

Please do not hesitate to reach out if I may ever be of service to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]
5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Carpenter, Craig W <[REDACTED]>
Sent: Tuesday, February 3, 2026 5:21 PM
To: Board [REDACTED]
Subject: Opposition to the Potential ITC Transmission Lines in Meridian Township

Some people who received this message don't often get email from [REDACTED]

To Whom It May Concern:

I write this letter to be included in the official record. I strongly oppose the proposed ITC transmission lines (segment 64) in Meridian Township. While I understand the need for more transmission lines as electrical generation becomes more distributed across the state, there appear to be no substantial benefits to Meridian Township (or its residents) of locating the lines here rather than along any of the alternative routes. And several arguments suggest the lines would disproportionately harm Meridian Township and its residents compared to the alternative routes proposed by ITC: (1) Segment 64 includes far more properties that would see new easements than ANY other proposed route by far (about two to five times as many properties as the other potential routes); (2) these easements and the associated disamenity of the transmission lines would lower property values in the area and thereby reduce property tax revenue; (3) the transmission lines would require removing additional trees in Meridian Township's parks—another feature that reduces property value (and tax revenue); and (4) the proposed transmission lines would damage the wildlife and protected wetlands (e.g., north of Ted Black Woods Park).

Please see the map below (and attached), which includes the estimated number of properties that will see increased easements on each proposed route and the number of homes within certain distances of those proposed routes.

While no property owners want transmission lines near their property or in their parks, more property owners will be directly affected if the transmission lines go through Segment 64, not to mention the higher number of indirectly affected property owners. Given this and the related arguments against choosing Segment 64 instead of an alternative segment, I strongly ask the board to take a public stance opposing the transmission lines consistent with the stance of the community it serves.

Sincerely,

Craig Carpenter
[REDACTED]

Meridian Township
Okemos, MI 48864



From: [REDACTED]
To: [REDACTED]
Subject: Re: Statement in Opposition of ITC High Voltage Power Line
Date: Tuesday, February 3, 2026 10:35:56 PM

Good Evening Brandess,

Thank you for reaching out to the Township Board on this very important community issue.

The Board met tonight and discussed the proposed Meridian/Williamstown Township line that ITC has suggested as a possible route for their 345kV lines. We covered many topics during our deliberations, heard from members of our community and neighboring communities, and had the opportunity to ask questions of the representatives of ITC.

At the conclusion of that discussion, the Board instructed our staff to create a resolution in opposition to this proposed location for the high voltage lines. We further asked that the Township Manager draft a letter to go alongside that resolution that enumerates in greater detail the reasons why we oppose it, which were discussed at length during the meeting, some of which you enumerated in your email.

We have further requested that the Township staff include information as to how residents can voice their opinions to ITC directly on our Township website, social media, and in our next newsletter. You can expect to see that in the coming days.

We value the input of our residents and appreciate your interest in this topic.

Please do not hesitate to reach out if I may ever be of service to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

[REDACTED]
5151 Marsh Road | Okemos, MI 48864



From: Brandess Wallace <[REDACTED]>
Sent: Tuesday, February 3, 2026 5:35 PM
To: Board <Bo[REDACTED]>
Subject: Statement in Opposition of ITC High Voltage Power Line

Some people who received this message don't often get email from [REDACTED]

Greetings Meridian Township board members,

I am writing this letter as a formal statement that I strongly oppose the proposed ITC Oneida-Sabine Lake transmission line routing through Pebblebrook Estates and the nearby local park system. As a homeowner, parent, and avid runner, our family chose to live in this community specifically for its parks, trails, and green spaces, the very features that make this area special and support our family's quality of life. Placing a high-voltage line through this route would irreversibly impact local parks and wildlife habitats that we enjoy, disturb the natural landscape, and endanger the ecosystem. Our family is also concerned that these structures will negatively affect property values. We chose Pebblebrook because it is an established neighborhood with mature trees and unique homes. I would hate to see our neighborhood lose the character that makes it so special.

This proposed route comes within less than 100 feet of multiple houses in Pebblebrook. I am also deeply concerned about the environmental and health implications, especially related to the use of pesticides around the structures and the potential impact on our wells and groundwater. It affects real people, their homes, and the future of this neighborhood. It is unfortunate that this gem of a community, built around outdoor recreation, family life, and natural beauty, could be tarnished by a route that will compromise our quality of life.

I am requesting that ITC seek an alternate route for this project.

Respectfully,

Brandess Wallace
Pebblebrook Estates Resident since 2017

[REDACTED]
Williamston, MI 48895
[REDACTED]

5151 Marsh Road | Okemos, MI 48864



A Prime Community

From: Amanda S <[REDACTED]>
Sent: Wednesday, February 4, 2026 7:07 AM
To: Board <[REDACTED]>
Subject: Transmission Line project

Some people who received this message don't often get email from [REDACTED]

Hello,

I'm writing in regards to the proposed Meridian Township transmission line project that would clear cut large swaths of our green and natural spaces. While I could not attend yesterday's township meeting, I would like my comment to be added to the record regarding this matter. As a Meridian township resident, I am vehemently opposed to this plan and urge the township representatives to reject any development in our parks and green spaces. Why not have the new service lines follow existing developed pathways that would preserve our beautiful recreation spaces?

Also in regards to these matters, this discussion seems to be happening in back room meetings and not clearly communicated to the residents. Why is this so secretive? Please have consistent and open communication pathways where residents can more easily access information about these types of issues.

Thank you,
Amanda Sorensen

From: [REDACTED]
To: [REDACTED]
Subject: Opposition to Proposed Central Park Multifamily Development
Date: Friday, February 6, 2026 4:00:24 PM

Some people who received this message don't often get email from [REDACTED]

To the Board Members of Meridian Township,

I am writing in opposition to the proposed Continental Properties/Central Park multifamily development as currently presented.

While housing demand is a legitimate regional concern, it should not be used to justify developments that are incompatible with existing zoning intent, neighborhood character, and long-term planning priorities of Meridian Township. Citing a countywide housing study does not automatically make any specific site appropriate for dense multifamily use—particularly when that site directly abuts established single-family neighborhoods.

The subject property is already zoned in a manner that allows for development consistent with the Township's long-standing land use plan. The fact that the developer prefers a higher-density, more profitable configuration does not obligate the Township to grant zoning changes or density increases. "By-right" zoning exists to protect residents from exactly this type of incremental overreach.

Claims that this proposal represents a concession or sacrifice by the developer are unpersuasive. Setbacks, access routing, and buffering are minimum expectations—not community benefits—and do not offset the fundamental impacts of adding nearly 300 market-rate units adjacent to existing homes. Increased traffic, strain on infrastructure, loss of privacy, and long-term effects on neighborhood stability remain inadequately addressed.

It is also concerning that opposition from nearby residents has been characterized in dismissive or moralized terms. Residents are not opposing housing broadly; they are opposing this project, at this location, at this scale. That distinction matters. Community engagement should involve listening to legitimate concerns, not reframing them as intolerance or obstructionism.

Meridian Township has worked deliberately to concentrate higher-density development in appropriate corridors and downtown areas such as Okemos and Haslett. Granting this request would undermine that strategy, setting a precedent that zoning can be overridden whenever a developer asserts regional need.

For these reasons, I respectfully urge the Township Board to deny the requested zoning changes and uphold the existing land use plan. Responsible growth requires discipline, consistency, and respect for the communities already here.

Sincerely,
Dianna Cavalier
Resident, Central Park Estates / Meridian Township

From: [REDACTED]
To: [REDACTED]
Subject: Opposition to Proposed Central Park Multifamily Development
Date: Friday, February 6, 2026 4:00:24 PM

Some people who received this message don't often get email from [REDACTED]

To the Board Members of Meridian Township,

I am writing in opposition to the proposed Continental Properties/Central Park multifamily development as currently presented.

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It is also concerning that opposition from nearby residents has been characterized in dismissive or moralized terms. Residents are not opposing housing broadly; they are opposing this project, at this location, at this scale. That distinction matters. Community engagement should involve listening to legitimate concerns, not reframing them as intolerance or obstructionism.

Meridian Township has worked deliberately to concentrate higher-density development in appropriate corridors and downtown areas such as Okemos and Haslett. Granting this request would undermine that strategy, setting a precedent that zoning can be overridden whenever a developer asserts regional need.

For these reasons, I respectfully urge the Township Board to deny the requested zoning changes and uphold the existing land use plan. Responsible growth requires discipline, consistency, and respect for the communities already here.

Sincerely,
Dianna Cavalier
Resident, Central Park Estates / Meridian Township



BRANCH OFFICE
Veterans Memorial Courthouse
Lansing, MI 48933
clerk@ingham.org
clerk.ingham.org

Barb Byrum
Ingham County Clerk

MAIN OFFICE
P.O. Box 179
341 South Jefferson
Mason, MI 48854
Phone: (517) 676-7201

PUBLIC NOTICE OF MEETING

INGHAM COUNTY BOARD OF CANVASSERS For Ballot Container Certification

March 18, 2026

10:30 a.m.

MERIDIAN CHARTER TOWNSHIP
CENTRAL FIRE STATION #91
COMMUNITY ROOM
5000 MARSH RD.
OKEMOS, MI 48864

PUBLIC PARTICIPATION OFFERED VIA ZOOM AT:

<https://ingham.zoom.us/j/84103781875>

Please note that meetings may be cancelled or rescheduled due to lack of business.



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Rezoning #26004 (Capstone)

MONDAY, February 23, 2026

**CHARTER TOWNSHIP OF MERIDIAN
LEGAL NOTICE
Rezoning #26004 (Capstone)
Public Hearing**

Notice is hereby given that the Planning Commission of the Charter Township of Meridian will hold a public hearing on Monday, February 23, 2026 at 6:30 p.m. in the Meridian Municipal Building, Town Hall Room, 5151 Marsh Road, Okemos, MI, 48864 (phone 517-853-4560) to hear all persons interested in a rezoning request. Capstone Collegiate Communities, LLC is requesting to rezone two parcels, approximately 66 acres, located at the east end of Hannah Boulevard, from PO (Professional Office) and RAA (Single-Family Residential) to RD (Multiple Family, maximum 8 dwelling unit per acre) subject to a conditional rezoning agreement.

Materials related to the request are available for viewing in the Department of Community Planning and Development office (5151 Marsh Road, Okemos, 48864), Monday-Friday, 8am-5pm, or on the Township website at the following location: www.meridian.mi.us/businesses/development-projects. Written comments may be sent prior to the public hearing to the Planning Commission, Charter Township of Meridian, 5151 Marsh Road, Okemos, Michigan, 48864, or by email to shorkey@meridian.mi.us.

Publish: City Pulse
February 4, 2026

Angela Demas
Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

NOTICE OF SPECIAL MEETING: TOWNSHIP BOARD

TUESDAY, FEBRUARY 10, 2026

**CHARTER TOWNSHIP OF MERIDIAN
TOWNSHIP BOARD SPECIAL MEETING
5151 MARSH ROAD, OKEMOS, MI 48864
517.853.4000
TUESDAY, FEBRUARY 10, 2026 AT
5:30PM**

Notice is hereby given that the Meridian Township Board, Charter Township of Meridian, will conduct a special meeting on Tuesday, February 10, 2026, at 5:30 pm in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Rd., Okemos, Michigan 48864.

Date: February 10th, 2026

Time: 5:30 p.m.

Location: Town Hall Room, Meridian Township Municipal Building, 5151 Marsh Rd., Okemos, MI 48864

Purpose: Consideration of a Resolution and Letter of Opposition to the proposed Meridian/Williamstown segment of the ITC Oneida-Sabine Lake Transmission Line Project and the annual Joint Board and Commission meeting.

The meeting agenda and packet will be posted on the Township webpage at www.meridian.mi.us

Publish: **City Pulse**
February 6, 2026

Angela Demas
Township Clerk

1 Affidavit, please





CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Sanctuary #2 Public Streetlighting
Improvement Special Assessment District No. 430
TUESDAY, MARCH 3, 2026

CHARTER TOWNSHIP OF MERIDIAN - LEGAL NOTICE
SANCTUARY #2 PUBLIC STREETLIGHTING IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 430
NOTICE OF HEARING

TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT: Lots 1 through 7 (inclusive), Sanctuary #2.

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Meridian, acting on a request from property owners of Sanctuary #2 and on its own initiative, pursuant to Act 188, Public Acts of Michigan, 1954, as amended, has determined to make the following described public streetlighting improvement: **Operate, and maintain four (4) 46-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Crane Circle;** and to defray the cost thereof by special assessment against the properties specially benefitted thereby. Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet **Tuesday, March 3, 2026, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the improvement and the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from more than 20% of the property owners are filed with the Township Board at or before the hearing.

"FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR PROPERTY IS ESTIMATED TO BE:

First Year Cost:	\$ 208.25/Lot
Annually Thereafter:	\$ 104.13/Lot

CHARTER TOWNSHIP OF MERIDIAN

Publish: MUST APPEAR IN THE PAPER TWICE PRIOR TO 3/3

Angela Demas, Township Clerk

1 Affidavit, please



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY

LEGAL AD NOTICE: Sierra Ridge #4 Public Streetlighting
Improvement Special Assessment District No. 431
TUESDAY, MARCH 3, 2026

CHARTER TOWNSHIP OF MERIDIAN - LEGAL NOTICE
SIERRA RIDGE #4 PUBLIC STREETLIGHTING IMPROVEMENT
SPECIAL ASSESSMENT DISTRICT NO. 431
NOTICE OF HEARING

TO THE RECORD OWNERS OF, OR PARTIES IN INTEREST IN, THE FOLLOWING PROPERTY CONSTITUTING THE PROPOSED SPECIAL ASSESSMENT DISTRICT: Lots 70 through 83 (inclusive), Sierra Ridge #4.

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Meridian, acting on a request from property owners of Sierra Ridge #4 and on its own initiative, pursuant to Act 188, Public Acts of Michigan, 1954, as amended, has determined to make the following described public streetlighting improvement: **Operate, and maintain four (4) 47-watt LED streetlights with Traditional fixtures with cut-off, and standard fiberglass poles along Fresno Lane;** and to defray the cost thereof by special assessment against the properties specially benefitted thereby. Plans and estimates have been prepared and are on file with the Township Clerk for public examination.

TAKE FURTHER NOTICE that the Township Board will meet **Tuesday, March 3, 2026, at 6:00 p.m.** at the Meridian Township Municipal Building, 5151 Marsh Road, Okemos, Michigan 48864-1198, for the purpose of hearing objections to the improvement and the special assessment district therefore. The Township Board is also interested in hearing those that favor the proposed project.

Appearance and protest at the hearing in the special assessment proceedings is required in order to appeal the amount of the special assessment to the state tax tribunal. Your personal appearance at the hearing is not required, but you or your agent may appear in person at the hearing and protest the special assessment. To make an appearance and protest, you must file your written objections by letter or other writing with the Township Clerk before the close of this hearing. The owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal with 30 days after the confirmation of the special assessment roll if that person appeared and protested the special assessment at this hearing.

The Township Board may proceed with the improvement and special assessment district unless written objections from more than 20% of the property owners are filed with the Township Board at or before the hearing.

"FOR PURPOSES OF THIS HEARING, THE AMOUNT TO BE ASSESSED AGAINST YOUR PROPERTY IS ESTIMATED TO BE:

First Year Cost:	\$ 104.13/Lot
Annually Thereafter:	\$ 52.06/Lot

CHARTER TOWNSHIP OF MERIDIAN

Publish: MUST APPEAR IN THE PAPER TWICE PRIOR TO 3/3

Angela Demas, Township Clerk

1 Affidavit, please

NOTICE: CHARTER TOWNSHIP OF MERIDIAN TOWNSHIP BOARD SPECIAL MEETING ON TUESDAY, FEBRUARY 10, 2026 AT 5:30PM

From Angela Demas <demas@meridian.mi.us>

Date Fri 2/6/2026 10:57 AM

To Board <Board@meridian.mi.us>

 1 attachment (172 KB)

February 10 Township Board Special Meeting.pdf;

To the Township Board:

Notice is hereby given that the Meridian Township Board, Charter Township of Meridian, will conduct a special meeting on Tuesday, February 10, 2026, at 5:30 pm in the Town Hall Room of the Meridian Municipal Building, 5151 Marsh Rd., Okemos, Michigan 48864.

Date: February 10th, 2026

Time: 5:30 p.m.

Location: Town Hall Room, Meridian Township Municipal Building, 5151 Marsh Rd., Okemos, MI 48864

Purpose: Consideration of a Resolution and Letter of Opposition to the proposed Meridian/Williamstown segment of the ITC Oneida-Sabine Lake Transmission Line Project and the annual Joint Board and Commission meeting.

The meeting agenda and packet will be posted on the Township webpage at www.meridian.mi.us

Please see the attached notice which has been posted accordingly. The notice has also been published as a legal ad in the online publication of the City Pulse which can be found at <https://www.lansingcitypulse.com/stories/charter-township-of-meridian-township-board-special-meeting,178780>

Sincerely,

Angela Demas

Meridian Township Clerk

demas@meridian.mi.us

Main: 517.853.4300 | Direct: 517.853.4304

5151 Marsh Road | Okemos, MI 48864

meridian.mi.us/elections



A Prime Community

To check your voter registration status, request an absent voter ballot or to track your ballot, please visit www.michigan.gov/vote

Dear Meridian Township Board of Trustees,

2/9/2026

I request that this email, in regards to the Authentix Okemos multi-level apartment complex proposal, be included in the Board Packet as part of the official record. I believe it will be in the best interests of all parties concerned for the parcel of land along Central Park Drive to be rezoned to nothing but RA (single family homes). For decades the land has been zoned as CS (commercial) and RD (multifamily). As the Planning Commission has recognized in their Nov 17 2025 vote, the commercial designation is now outdated and should be rezoned. This is because times have changed and there is not as much need for strip malls and retail as there has been in the past.

The RD multifamily designation is also obsolete for this particular location. Since the RD zoning was made decades ago, much has changed. Many retail, restaurants, and other places of business such as MSUFCU and Walmart have been built in the immediate area. Also, hundreds of living units (single family homes, condos, and apartments) have been constructed. Most notably the adjacent Central Park Estates(CPE) neighborhood of single family homes and the Okemos Grand Reserve condominiums. With the resulting increase in traffic and population on or near Central Park Drive, the location is no longer suitable for a big influx of additional population and traffic. Thus, the RD zoning is also obsolete and should be acknowledged as such by rezoning the RD multifamily segment to RA single family. As well as rezoning the CS segment to RA.

Another reason multifamily is no longer appropriate is that building these apartments next door to Central Park Estates would destroy the character of the neighborhood, per the unanimous opinion of CPE residents. As an example of how the opinion of CPE is in step with current common practice, other nearby townships and municipalities avoid mixing multifamily with single family, thereby protecting the character of their single family home neighborhoods. This includes Williamston, Williamstown Township, East Lansing, Lansing, and others. Per the current Meridian Township Master Plan, in several respects building apartments on this parcel would be a violation of standards. These violations of the Master Plan have been enumerated in detail in prior correspondence from CPE residents to the township, as well as expressed in public testimony at township hearings.

Rezoning this parcel to RA is the ultimate solution. Otherwise, CPE residents and the township will have to go through this debating process(which has gone on for over six months so far)again and again as each new developer enters the picture with a proposal to build apartments on that land. The land owner has not benefited because, through our understanding, interested developers have been few and far between and so the land owner has not realized the profit they would garner from selling that parcel. By contrast, recent history shows they could quickly sell the land to single family home builders. And they could do so without protest from CPE because: 1)the increase in population and traffic would be minimal compared to what it would be with the Authentix Okemos apartments; 2)the drainage impact would be less because the concrete and asphalt footprint would be lessened; 3)the single-family environment of CPE would be maintained; 4)trust and confidence in township governance would be bolstered.

Only with rezoning can we achieve full closure and the peace of mind CPE residents deserve after having invested our futures and life savings into Meridian Township. Since it has apparently been determined that building condos(an option less objectionable than apartments for CPE residents)would unprofitable at the price of the land, it should be considered that with single family homes there is a different profitability paradigm. After all, each single-family home lot is sold individually and so single family builders will compete with each other for the lots. That's how it worked for the building of CPE, with Mayberry, Eastbrook, Giguere, and others vying for the lots. Since this land has been seen as highly desirable for single family, every possible lot was built upon, even to the point where significant amounts of soil were added to build upon sloped land. So the current owner of the parcel need not be concerned that the lots will go unsold.

Win, win, win, win. The current landowner could finally reap profit on the remaining portion of

their investment by selling off the land. The township would gain increased tax revenue without the liability of increasing traffic to a dangerous degree, and the character of the adjoining existing single-family home neighborhood would be maintained. The township would not have to expend similar time and energy with such controversial building proposals in the future, freeing up its time for new matters. Meridian Township and even all of Mid-Michigan would benefit because we are the foremost shopping hub for this area and the traffic safety for shoppers on and near Central Park Drive would be maintained. This would apply also to the hundreds of workers who commute here daily from a great number of outlying towns.

While there might not be as much profit in selling the land in the manner described above, there would nevertheless be profit. All things considered, on balance this rezoning plan offers the best positive outcome for all interested parties. All parties compromise and all parties gain. The township should therefore present this plan to the land owner and offer appropriate incentives in order to reach agreement for rezoning the entire remaining parcel of buildable land to RA single-family homes. Thank you for your serious consideration of this plan.

Sincerely,
Concerned resident of Central Park Estates

Expert Report
ITC Oneida-to-Sabine Lake
345 kV Transmission Line

MISO LRTP Project 34 — Tranche 2.1
Route Optimization and Environmental Impact Assessment
Environmental Factors Only

With Analysis of Segment 64 (Meridian Township)

Prepared by
Michael J. Bommarito II
Bommarito Consulting, LLC

Prepared on behalf of
Meridian Township Residents

February 9, 2026

Version	Date	Description
0.1	February 9, 2026	Initial draft
0.2	February 10, 2026	Meridian Township executive summary

DRAFT

Disclaimer

This report is provided as a public service to support informed community participation in the transmission line siting process. It is furnished on an “as-is” basis for general informational and educational purposes only, and does not constitute legal, engineering, or professional advice.

The author has made reasonable efforts to ensure the accuracy and completeness of the data and analysis presented herein, but makes no warranties or representations, express or implied, regarding the accuracy, reliability, completeness, or timeliness of the information contained in this report.

By accessing, reading, or otherwise using or relying upon this report or any portion thereof, you acknowledge and agree that (a) the author and Bommarito Consulting, LLC shall not be liable for any direct, indirect, incidental, consequential, or special damages arising out of or in connection with your use of or reliance on this report; (b) you assume all risk associated with such use or reliance; and (c) you waive, release, and discharge the author, Bommarito Consulting, LLC, and their respective agents, employees, and affiliates from any and all claims, demands, or causes of action of any kind arising from or related to this report.

This report is not a substitute for independent professional evaluation. Readers are encouraged to consult qualified professionals and to verify all information independently before making decisions based on the contents of this document.

Contents

Contents	ii
List of Figures	v
List of Tables	vii
List of Abbreviations	viii
1 Executive Summary: Meridian Township	1
2 Technical Summary	6
3 Introduction	9
3.1 Project Background	9
3.2 Related Proceedings	9
3.3 Regulatory Context	10
3.3.1 Michigan Act 30 of 1995	10
3.3.2 Expert Testimony Standards	10
3.4 Scope of Analysis	10
3.5 Report Organization	11
4 Study Area	13
4.1 Geographic Extent	13
4.2 Counties and Townships	13
4.3 Physiography and Landscape	14
4.4 Hydrology	14
4.5 Existing Infrastructure	15
5 Data Sources	16
5.1 Environmental and Infrastructure Data Layers	16
5.2 Polygon Layers	18
5.2.1 FEMA Flood Zones	18
5.2.2 Hydric Soils	18
5.2.3 NWI Wetlands	18
5.2.4 Protected Areas	18
5.2.5 Wellhead Protection Areas	18
5.2.6 Potential Restoration Sites	18
5.2.7 Land Use Restriction Areas	18
5.3 Point Layers	19

5.3.1	Part 201 Contamination Sites	19
5.3.2	Underground Storage Tanks	19
5.3.3	Brownfield Sites	19
5.3.4	Dams and Airports	19
5.4	Line Layers	20
5.4.1	State Roads	20
5.4.2	Railroads	20
5.4.3	NHD Flowlines	20
5.5	Coordinate Reference Systems	20
5.6	Buffer Methodology	20
5.7	Data Retrieval Pipeline	21
5.8	Data Limitations	21
6	Methodology	23
6.1	Graph Model Construction	23
6.2	Environmental Metric Vector	23
6.2.1	Polygon Metrics (Overlap Area in Acres)	24
6.2.2	Point Metrics (Feature Count)	24
6.2.3	Line Metrics (Crossing Count)	24
6.2.4	Composite Environmental Impact	25
6.3	Route Enumeration	25
6.4	Pareto Optimality	26
6.5	Near-Dominance	26
7	Environmental Baseline	28
7.1	Aggregate Environmental Statistics	28
7.2	FEMA Flood Zones	29
7.3	Hydric Soils	29
7.4	NWI Wetlands	30
7.5	Protected Areas	30
7.6	Wellhead Protection Areas	30
7.7	Potential Restoration Sites	31
7.8	Contamination and Hazardous Sites	31
7.9	Infrastructure Crossings	31
7.9.1	State Roads	31
7.9.2	Railroads	32
7.9.3	Streams	32
8	Route Alternatives	33
8.1	Pareto-Optimal Routes	33
8.2	Route Comparison	35
8.3	Route 1 Segment Inventory	36
8.4	Decision Areas	36
8.4.1	Decision Area 1: Western Corridor	36
8.4.2	Decision Area 2: Central Corridor (Delhi/Alaiedon)	37

8.4.3	Decision Area 3: Eastern Mid-Corridor	38
8.4.4	Decision Area 4: Eastern End Corridor	39
8.4.5	Route Construction from Decision Areas	39
8.4.6	Implications	39
9	Comparative Analysis	41
9.1	Route Population Context	41
9.2	Environmental Impact Composition	44
9.3	Hydric Soil Context	46
9.4	Impact Per Mile	46
9.5	Sensitivity Analysis	47
9.5.1	Within-Composite Weighting	48
9.6	Segment-Level Analysis	49
10	Findings and Recommendations	51
10.1	Principal Findings	51
10.2	Act 30 Regulatory Compliance	53
10.3	Recommendations	54
A	Segment Environmental Inventory	56
B	Data Provenance and Methodology Details	63
B.1	Coordinate Reference Systems	63
B.2	Software and Libraries	63
B.3	Data Sources Detail	64
B.3.1	FEMA National Flood Hazard Layer (NFHL)	64
B.3.2	Protected Areas Database of the United States (PAD-US)	65
B.3.3	National Wetlands Inventory (NWI)	65
B.3.4	Hydric Soils	65
B.3.5	Wellhead Protection Areas	66
B.3.6	Potential Environmental Restoration Sites	66
B.3.7	Part 201 Environmental Contamination Sites	66
B.3.8	Underground Storage Tanks	67
B.3.9	Road Network	67
B.3.10	National Hydrography Dataset (NHD)	67
B.3.11	Route Segment Network	68
B.4	Buffer and Clipping Summary	68
B.5	Limitations and Caveats	68
B.6	Reproducibility	70
B.6.1	Provenance Tracking	70
	Bibliography	71

List of Figures

1.1	Candidate route segments and environmental features—hydric soils, FEMA flood zones, and protected areas—in the Segment 64 corridor through Meridian Township. An interactive version of this map with toggleable layers is available at https://itc-maps.michaelbommarito.com/	2
1.2	The 62-segment route network with Segment 64 (Meridian Township) highlighted. Segment 64 runs 7.85 mi north–south through the Red Cedar River corridor in the eastern mid-corridor area of the network.	3
1.3	The six Pareto-optimal routes overlaid on the segment network. All six routes bypass Segment 64 (Meridian Township).	4
2.1	All 313,416 feasible routes plotted by length and composite environmental impact. Routes traversing Segment 64 (Meridian Township) are shown in brick; routes avoiding Segment 64 are shown in steel blue. All six Pareto-optimal routes (black) avoid Segment 64.	7
4.1	Study area overview showing the 62 candidate route segments, Route 1 (highlighted), county boundaries, and the 2,000 ft study buffer.	13
6.1	Route network graph showing 41 nodes and 62 edges. Edge color indicates total environmental impact (darker = higher impact). The source node (Oneida substation, west) and sink node (Sabine Lake substation, east) are highlighted.	24
6.2	Pareto frontier in the objective space of route length (miles) versus total environmental impact (acres). Each grey point represents one of 313,416 routes. The six Pareto-optimal routes are highlighted.	27
7.1	FEMA flood zone overlap area (acres) by segment at the 200 ft buffer. Darker shading indicates greater flood zone exposure.	29
7.2	Hydric soil overlap area (acres) by segment at the 200 ft buffer.	30
7.3	Protected area overlap (acres) by segment at the 200 ft buffer. Protected areas are concentrated in the eastern portion of the corridor.	31
8.1	Pareto-optimal routes overlaid on the full segment network. All six routes share 11 segments and diverge in four decision areas (western, central, eastern mid, and eastern end) across the corridor.	35
8.2	Decision area detail showing alternative segment options. Four decision areas—western, central, eastern mid, and eastern end—produce the six Pareto-optimal routes through different combinations of shorter-but-higher-impact and longer-but-lower-impact path segments.	38

9.1 Comparison of Pareto-optimal route environmental metrics against network percentiles. All six Pareto routes cluster at the low end of every metric. 43

9.2 Environmental impact per mile for all six Pareto routes compared to network percentiles. 47

9.3 Environmental metric heatmap for the 21 segments of Route 1. Darker cells indicate higher metric values. Segments 42, 28, and 11 exhibit the highest overall environmental exposure. 50

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List of Tables

1.1	Segment 64 environmental metrics vs. network averages (200 ft corridor).	3
4.1	Counties traversed by the proposed route corridor.	14
5.1	Environmental and infrastructure data layers used in the analysis.	17
5.2	Brownfield sites within the 2,000 ft study area buffer.	19
5.3	Dams within the 2,000 ft study area buffer.	19
5.4	Airports and heliports within the 2,000 ft study area buffer.	20
7.1	Aggregate environmental metrics across all 62 route segments (200 ft buffer).	28
8.1	Pareto-optimal route metric profiles (200 ft buffer).	34
8.2	Segment inventory for Route 1 (200 ft buffer).	37
8.3	Decision area path selections for each Pareto-optimal route.	39
9.1	Pareto-optimal routes compared to network extremes.	42
9.2	Composition of total environmental impact for all six Pareto routes.	45
9.3	Environmental impact per mile for Pareto routes and network extremes.	47
A.1	Segment polygon metrics (200 ft buffer, acres).	57
A.2	Segment point and line metrics (200 ft buffer).	60
B.1	Coordinate reference systems used in the analysis.	63
B.2	Software and library dependencies.	64

List of Abbreviations

Abbreviation	Definition
ac	Acres
CPCN	Certificate of Public Convenience and Necessity
CRS	Coordinate Reference System
DFS	Depth-First Search
EGLE	Michigan Department of Environment, Great Lakes, and Energy
EIA	U.S. Energy Information Administration
EPSG	European Petroleum Survey Group (CRS identifier registry)
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
ITC	ITC Holdings Corp. (International Transmission Company)
kV	Kilovolt
L RTP	Long Range Transmission Planning
MDOT	Michigan Department of Transportation
mi	Miles
MISO	Midcontinent Independent System Operator
MPSC	Michigan Public Service Commission
MRE	Michigan Rules of Evidence
NFHL	National Flood Hazard Layer
NHD	National Hydrography Dataset
NREPA	Natural Resources and Environmental Protection Act
NWI	National Wetlands Inventory
PAD-US	Protected Areas Database of the United States
PLSS	Public Land Survey System
ROW	Right-of-Way
SSURGO	Soil Survey Geographic Database
USFWS	U.S. Fish and Wildlife Service
UST	Underground Storage Tank

1 Executive Summary: Meridian Township

ITC Holdings Corp. proposes to build a new high-voltage transmission line (345 kV—one of the largest classes of power lines built in the U.S.) approximately 50 mi across central Michigan, from the Oneida substation in Eaton County to a new Sabine Lake substation in Livingston County. ITC has identified 62 candidate route segments—short sections of a few miles each—that can be combined in different ways, like pieces of a puzzle, to form a complete end-to-end route. One of those segments—**Segment 64**—runs directly through Meridian Township.

This report presents an independent analysis of the environmental impact of every possible route using geographic information system (GIS) technology, which allows precise measurement of how much each route overlaps with sensitive features like flood zones, wetlands, and protected lands. The central finding is unambiguous: **Segment 64 is the single worst segment in the entire 62-segment network** by total environmental impact, and a shorter, lower-impact bypass already exists within ITC’s own proposed network. When all 313,416 possible routes are evaluated, the six best routes—those that achieve the lowest environmental impact for their length—all avoid Meridian Township entirely.

What This Report Found

Segment 64 Environmental Impact
286.26 acres

Total acreage of sensitive land within the route corridor, combining flood zones, wetlands, hydric soils (soils that formed under saturated conditions and indicate poor drainage), and protected areas—the highest of all 62 segments.

Bypass Saves
131.33 acres (46%)

The three-segment bypass (Segments 60+63+74) achieves 46% less environmental impact than Segment 64.

Bypass Is Also Shorter
0.31 mi

The bypass is not just cleaner—it is 0.31 mi shorter. There is no trade-off: the bypass is better on both measures.

Optimal Routes Through Meridian Twp.
0 of 6

Of the six best-possible routes identified from 313,416 candidates (see “What is a Pareto-optimal route?” below), none includes Segment 64.

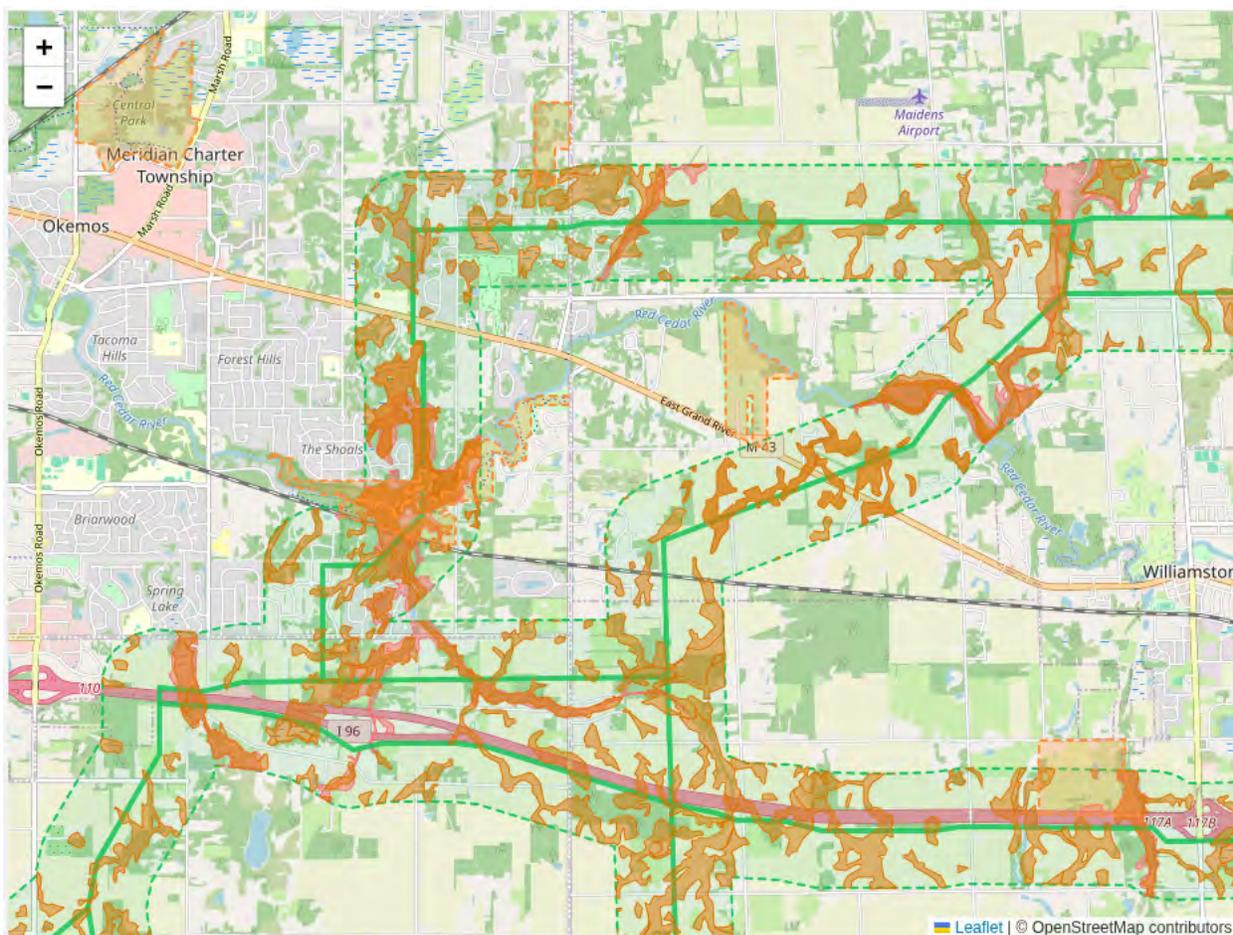


Figure 1.1. Candidate route segments and environmental features—hydric soils, FEMA flood zones, and protected areas—in the Segment 64 corridor through Meridian Township. An interactive version of this map with toggleable layers is available at <https://itc-maps.michaelbommarito.com/>.

Why Segment 64 Is the Most Environmentally Sensitive Segment

Segment 64 runs 7.85 mi through Meridian Township, crossing the Red Cedar River floodplain and some of the most ecologically sensitive land in the study corridor. The table below compares Segment 64's metrics against the network average for all 62 segments. Each metric is measured within a 200 ft corridor—a strip extending 200 ft on each side of the centerline, representing the area directly affected by construction and operation of the transmission line.

Key features affected include:

- **85.43 acres of federally mapped wetlands** (from the National Wetlands Inventory)—the most of any segment, requiring federal permits (Section 404 of the Clean Water Act) for any fill or disturbance.
- **60.39 acres of FEMA regulatory flood zones** (Zones A and AE)—areas with at least a 1%

Metric	Seg. 64	Network Avg.	Rank
Wetlands (NWI)	85.43 acres	14.85 acres	#1 of 62
Flood Zones (FEMA)	60.39 acres	9.65 acres	#2 of 62
Hydric Soils	119.13 acres	48.07 acres	#3 of 62
Protected Lands	21.31 acres	3.18 acres	—
Stream Crossings	12	3.2	#1 of 62

Table 1.1. Segment 64 environmental metrics vs. network averages (200 ft corridor).

chance of flooding in any given year (commonly called the “100-year floodplain”), subject to National Flood Insurance Program regulations.

- **12 stream crossings**—the most of any segment, including three crossings of the Red Cedar River.
- **Meridian Riverfront Park** (20.59 acres) and **Riverdowns Natural Area** (0.72 acres)—community greenspace directly within the 200 ft corridor.

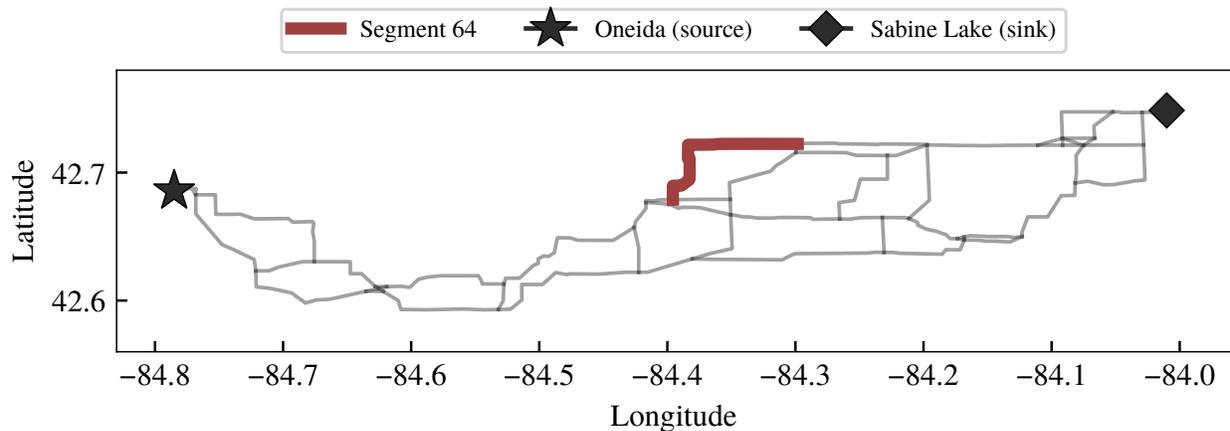


Figure 1.2. The 62-segment route network with Segment 64 (Meridian Township) highlighted. Segment 64 runs 7.85 mi north–south through the Red Cedar River corridor in the eastern mid-corridor area of the network.

A Better Route Already Exists

Segment 64 is not just the worst segment—it is also unnecessary. ITC’s own proposed network includes a three-segment bypass (Segments 60, 63, and 74) that avoids Meridian Township entirely. This bypass is **better in every way**: it is both shorter *and* has less than half the environmental impact. There is no scenario in which Segment 64 is the better choice.

Segment 64 vs. Bypass

	Segment 64	Bypass (60+63+74)
Length	7.85 mi	7.55 mi
Environmental Impact	286.26 acres	154.93 acres
Difference	— 0.31 mi shorter, 131.33 acres less	

The bypass is **both shorter and lower-impact**—there is no trade-off. A route planner choosing Segment 64 over the bypass would be selecting a longer route with more environmental damage.

Of the 313,416 possible routes analyzed, the six best routes all use the bypass. No optimal route passes through Meridian Township.

What is a “Pareto-optimal” route? When choosing a transmission route, two goals compete: keeping the route short and avoiding sensitive land. A shorter route may cross more wetlands; a route that avoids wetlands may be longer. A Pareto-optimal route is one where you cannot improve one goal without making the other worse—there is no “free lunch.” If another route is both shorter *and* has less environmental impact, the first route is not Pareto-optimal because it is worse in every way. This report identifies six Pareto-optimal routes from 313,416 candidates. None of them includes Segment 64.

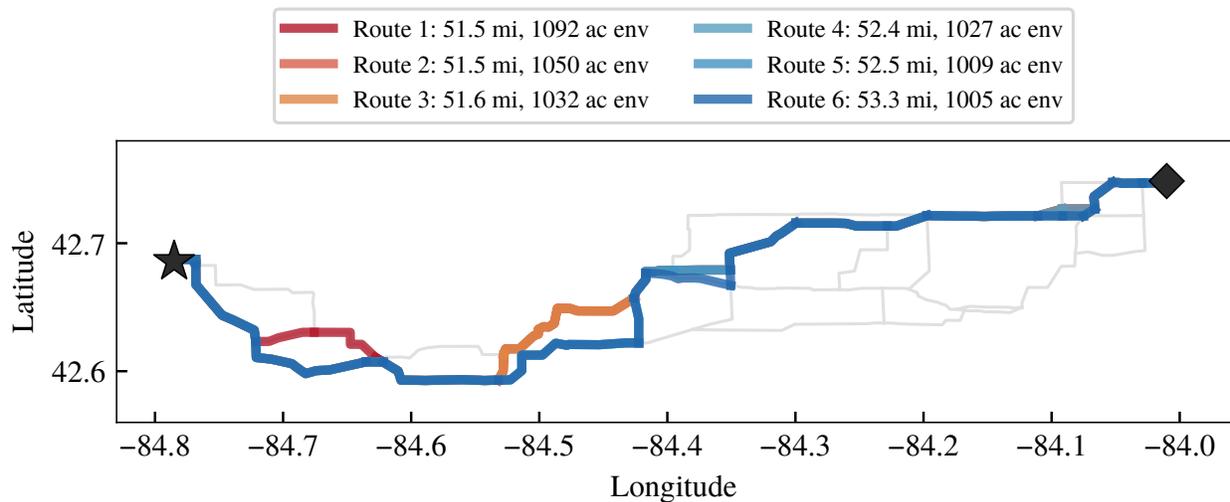


Figure 1.3. The six Pareto-optimal routes overlaid on the segment network. All six routes bypass Segment 64 (Meridian Township).

What This Means for Meridian Township

If Segment 64 is included in ITC’s final route proposal, the following impacts would occur within Meridian Township:

- The Red Cedar River floodway and **59 wetland features** would be crossed or disturbed.
- **Meridian Riverfront Park** (20.59 acres) and **Riverdowns Natural Area** (0.72 acres) would be directly affected by the transmission corridor.
- Federal **Section 404 permits** would be required for all wetland fill—a lengthy and uncertain regulatory process.
- **All of this is avoidable.** The bypass through Segments 60+63+74 eliminates every one of these impacts while providing a shorter route.

How the Township Can Use This Report

1. **Request an explanation from ITC.** Ask ITC to explain why Segment 64 remains a candidate when an existing bypass is both shorter and lower-impact.
2. **Submit this report as evidence.** When ITC files its application with the MPSC under Act 30 of 1995, this report can be submitted as part of the public record or as expert testimony.
3. **Township resolution.** The Township Board is preparing a formal resolution regarding Segment 64. The quantitative findings in this report are available as a technical resource that the Board may reference at its discretion.
4. **Evidentiary standards.** This analysis is designed to meet the legal standards for expert testimony in Michigan (*Daubert/MRE 702*, which require that expert opinions be based on reliable data and sound methods). It uses publicly available federal and state data, established mathematical methods, and is fully reproducible.
5. **See the full analysis.** Section 2 provides the complete technical summary, and Sections 8 to 10 contain the detailed route-by-route analysis supporting these conclusions.

Bottom Line

Segment 64 through Meridian Township is the single worst segment in the 62-segment network by environmental impact. A bypass that is both shorter and 46% lower-impact already exists within ITC's own proposed route network. All six optimal routes avoid Meridian Township. There is no environmental justification for including Segment 64 in the final route.

2 Technical Summary

Scope Limitation

This report addresses **environmental impact factors only**. Other Act 30 criteria—including residential proximity, agricultural disruption, engineering feasibility, land acquisition, cultural resources, and visual/noise/EMF impacts—are outside the scope of this analysis and require separate evaluation. Route recommendations herein are based solely on the environmental metric analysis presented in Sections 6, 8 and 9.

This report presents a quantitative, GIS-based environmental impact analysis of candidate routes for the proposed ITC Oneida-to-Sabine Lake 345 kV transmission line (MISO LRTP Project 34). The analysis models the **62 candidate route segments** as a graph (41 nodes, 62 edges) and evaluates each segment against **15 environmental and infrastructure layers**—including FEMA flood zones, NWI wetlands, hydric soils, protected areas, wellhead protection zones, contamination sites, and transportation crossings—using a 200 ft corridor buffer in EPSG:3078 (Michigan GeoRef). All **313,416 feasible source-to-sink routes** are enumerated exhaustively and evaluated for Pareto optimality on two objectives: route length (miles) and composite environmental impact (acres). The composite environmental metric aggregates four layers: FEMA flood zones, NWI wetlands, hydric soils, and protected areas. The Pareto analysis identifies **six Pareto-optimal routes** from the full set of candidates, spanning a meaningful trade-off between route length and environmental impact.

Key Findings

- (1) **Six Pareto-optimal routes with a meaningful length-versus-environment trade-off.** The six Pareto routes range from Route 1 (shortest, 51.51 mi, 1,092.16 acres) to Route 6 (lowest environmental impact, 53.33 mi, 1,004.71 acres), spanning 1.82 mi in length and 87.45 acres (8.0%) in composite environmental impact. Routes 1–3 form a near-dominant cluster, differing by only 0.11 mi and 60.19 acres; Routes 4–6 offer meaningfully different central routing through segments 41+58 instead of 40+42, achieving lower environmental impact at the cost of additional length. All six routes share **11 segments** and diverge in **four decision areas**: the western network, two locations in the central corridor, and the eastern terminus.
- (2) **Hydric soils are the dominant environmental constraint.** Hydric soil acreage accounts for 63.0% of Route 1’s total environmental impact (688.24 acres of 1,092.16 acres). All 62 route segments contain hydric soils, making them the single largest contributor to environmental impact across the network. Per-segment acreage varies substantially, so routing choices have a meaningful effect on total hydric soil exposure.

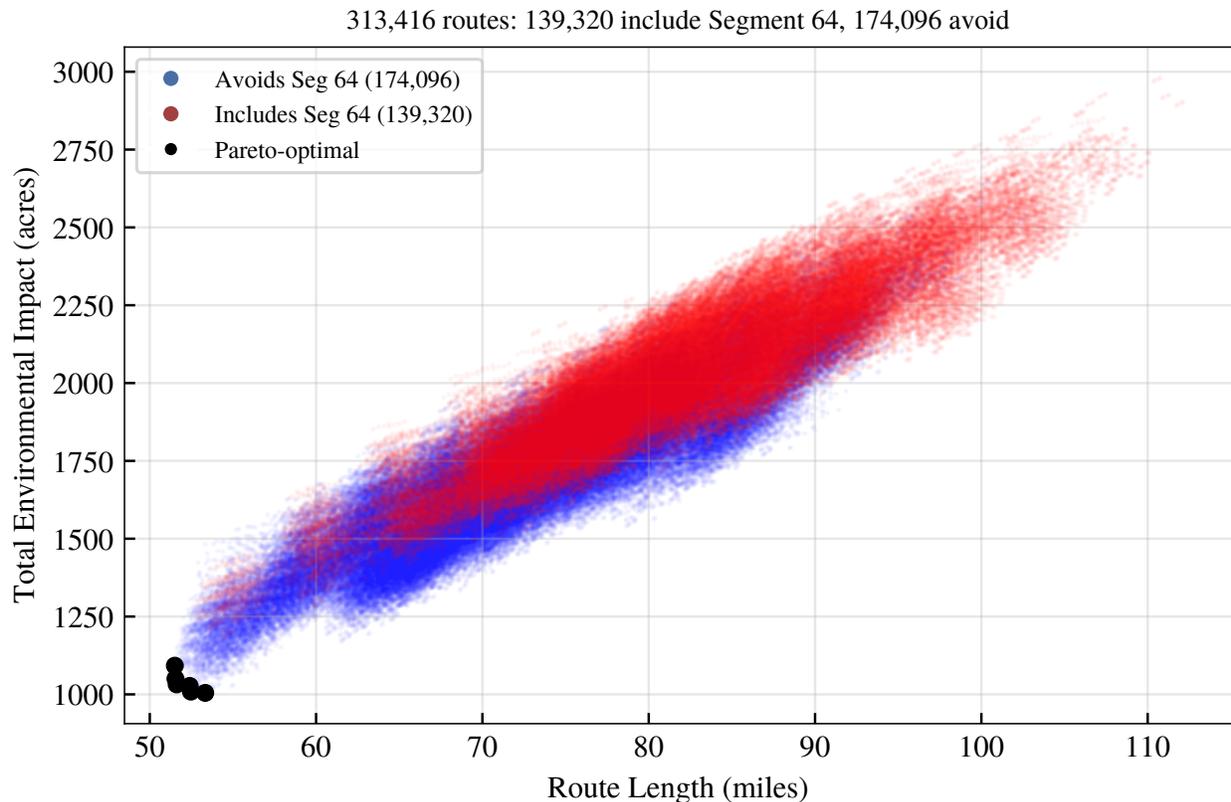


Figure 2.1. All 313,416 feasible routes plotted by length and composite environmental impact. Routes traversing Segment 64 (Meridian Township) are shown in brick; routes avoiding Segment 64 are shown in steel blue. All six Pareto-optimal routes (black) avoid Segment 64.

- (3) **NWI wetlands are the second-largest environmental layer.** Route 1 traverses 181.04 acres of NWI wetlands (16.6% of total impact), requiring Section 404 Clean Water Act coordination. Wetland acreage increases to 188.01 acres on Route 6 due to the longer central corridor.
- (4) **FEMA flood zones contribute modestly after Zone X removal.** With non-regulatory Zone X areas (minimal flood hazard, not subject to floodplain regulations) properly excluded and only regulatory zones (A and AE, 1% annual-chance floodplain) retained, FEMA flood zones account for only 125.07 acres (11.5%) of Route 1's composite impact. Flood zone exposure decreases to 88.09 acres (8.8%) on Route 6, representing one of the principal benefits of the longer routing.
- (5) **Protected area impact is uniform across all Pareto routes.** All six Pareto-optimal routes traverse 97.81 acres of PAD-US protected areas (9.0–9.7% of total impact), concentrated near the Sabine Lake terminus. Because the 11 shared segments include all protected-area exposure, routing choices do not affect this layer.
- (6) **No mapped contamination sources fall within the routing corridor.** All six Pareto-optimal routes encounter zero Part 201 site points, zero UST locations, and zero brownfield site points within the 200 ft corridor. Phase I Environmental Site Assessments are recommended to verify that subsurface contamination from nearby sources (12 Part 201 sites and 24 USTs within

the 2,000 ft study area) does not extend into the corridor.

- (7) **Impact per mile decreases with longer routes.** Route 1 achieves 21.20 acres/mi, while Route 6 achieves 18.84 acres/mi. The declining impact-per-mile ratio across the six Pareto routes confirms that the longer routes avoid environmentally sensitive segments rather than simply adding length, validating the trade-off identified by the Pareto analysis.

Recommendation

Route Recommendation

Route 6 (Segments 1, 6, 10, 22, 28, 41, 58, 59, 62, 73, 74, 77, 85, 101, 107, 110, 119, 126, 120, 125) is recommended as the preferred route. It achieves the lowest composite environmental impact at 1,004.71 acres—87.45 acres (8.0%) less than Route 1—at a cost of only 1.82 mi of additional length (53.33 mi vs. 51.51 mi). Its impact per mile of 18.84 acres/mi is the lowest among the six Pareto routes and near the network minimum of 18.70 acres/mi.

Routes 4 and 5 are equally acceptable alternatives that share Route 6's central corridor (segments 41+58) and offer intermediate environmental impact (1,027.09 acres and 1,008.79 acres, respectively).

Routes 1–3 remain viable options where minimizing route length is the overriding priority; their near-dominant cluster spans only 0.11 mi and 60.19 acres.

The 11 segments shared by all six Pareto routes can proceed to detailed engineering and land acquisition immediately, as they are robust to route selection.

Additional recommended actions include field wetland delineation, Phase I Environmental Site Assessments, cultural resource survey (SHPO data not publicly available), and acquisition of county/local road crossing data.

3 Introduction

3.1 Project Background

ITC Holdings Corp. (ITC) proposes to construct a new 345 kV transmission line approximately 50 mi in length, connecting the existing Oneida substation in Eaton County to a new Sabine Lake substation in Livingston County, Michigan. The project traverses portions of six counties—Eaton, Ingham, Clinton, Shiawassee, Livingston, and Genesee—crossing approximately 15 townships in central Michigan.

The Oneida–Sabine Lake line is part of Project 34 in the Midcontinent Independent System Operator (MISO) Long Range Transmission Planning (LRTP) Tranche 2.1 portfolio (Midcontinent Independent System Operator, 2024). MISO’s Project 34 designation covers the broader “Oneida–Sabine Lake–Blackfoot & Majestic” scope, which includes additional substation work beyond the line segment analyzed here; this report focuses exclusively on the Oneida-to-Sabine Lake transmission line routing. Tranche 2.1 encompasses a proposed \$21.8 billion portfolio of 24 projects and 323 facilities across the MISO Midwest subregion, with targeted in-service dates of 2032–2034.

The project is currently in the pre-filing route study phase. Burns & McDonnell, retained by ITC, has conducted GIS-based routing analysis to identify candidate route segments. Community listening sessions were held in January and February 2026 in affected communities. As of the date of this report, no formal application has been filed with the Michigan Public Service Commission (MPSC).

3.2 Related Proceedings

Two companion MISO LRTP transmission line projects have already received MPSC approval:

Case No. U-21471 (Nelson Road–Oneida).

Michigan Electric Transmission Company (METC) application for a Certificate of Public Convenience and Necessity for a new 345 kV line from the Nelson Road substation to the Oneida substation. The MPSC approved this application in July 2025 (Michigan Public Service Commission, 2025a). The Oneida–Sabine Lake line will connect to the western terminus of this approved line.

Case No. U-21472 (Helix–Hiple).

Michigan Electric Transmission Company (METC) application for a Certificate of Public Convenience and Necessity for a new 345 kV double-circuit line from the Hiple substation in Gilead Township (Branch County) to a new Helix substation in Calhoun County, approximately 55 mi. The MPSC approved this application in July 2025 (Michigan Public Service Commission, 2025b).

The Oneida–Sabine Lake project would connect to the western terminus of the Nelson Road–Oneida line at the Oneida substation.

3.3 Regulatory Context

3.3.1 Michigan Act 30 of 1995

Construction of the proposed transmission line is governed by Michigan Public Act 30 of 1995 (MCL 460.561 *et seq.*) (Michigan Act 30), which requires a Certificate of Public Convenience and Necessity (CPCN) from the MPSC for any electric transmission line exceeding 5 mi in length at a voltage of 345 kV or greater.

The MPSC evaluates route proposals against several statutory criteria, including:

- Whether the facility is needed to meet the electric needs of the state or utility customers;
- Whether the proposed route is “feasible and reasonable”;
- The impact on public health and safety;
- The environmental impact of the proposed route;
- Minimization of disruption to agricultural operations;
- Utilization of existing rights-of-way and linear corridors where practicable; and
- The proximity of the proposed route to residential areas.

3.3.2 Expert Testimony Standards

Expert testimony in MPSC proceedings is subject to Michigan Rules of Evidence (MRE) 702, which adopts the *Daubert* framework for the admissibility of expert scientific testimony (Daubert). Under this standard, the expert’s methodology must be:

1. Based on sufficient facts or data;
2. The product of reliable principles and methods; and
3. Applied reliably to the facts of the case.

The analytical methodology described in this report has been designed to satisfy these requirements. All data sources are publicly available, the mathematical framework is well-established in the operations research literature (Ehrgott, 2005), the computational pipeline is fully reproducible, and every step is documented in sufficient detail for independent verification.

3.4 Scope of Analysis

This report presents a quantitative, GIS-based analysis of environmental impact across candidate transmission line routes. The analysis evaluates **15 environmental and infrastructure layers** across all 62 candidate route segments, using both a 200 ft routing corridor buffer and a 2,000 ft study area buffer.

The following categories of environmental and infrastructure data are within scope:

- FEMA flood zones
- NWI wetlands
- Hydric soils
- Protected areas (PAD-US)
- Wellhead protection areas
- Potential restoration sites
- Land use restriction areas
- Part 201 contamination sites
- Underground storage tanks
- Brownfield sites
- Dams
- Airports
- State road crossings
- Railroad crossings
- Stream/river crossings

The following categories are **out of scope** for this analysis but are recommended for subsequent evaluation:

- Engineering feasibility and construction cost;
- Land acquisition and property valuation;
- Population density and residential proximity analysis;
- Agricultural land classification and disruption assessment;
- Cultural and archaeological resources (SHPO review);
- Visual and aesthetic impact;
- Noise and electromagnetic field assessment; and
- Stakeholder and community impact assessment.

3.5 Report Organization

The remainder of this report is organized as follows:

Section 1 — Executive Summary: Meridian Township.

Non-technical summary of findings as they relate to Meridian Township and Segment 64, written for a township board audience.

Section 2 — Technical Summary.

Comprehensive technical summary of key findings, the six Pareto-optimal routes, and the route recommendation.

Section 4 — Study Area.

Describes the geographic extent, physiography, hydrology, land use, and existing infrastructure within the study corridor.

Section 5 — Data Sources.

Inventories the 15 environmental and infrastructure data layers, documents data provenance, and discusses quality and limitations.

Section 6 — Methodology.

Presents the graph-theoretic route model, the 15-component environmental metric vector, the Pareto optimization framework, and the concept of route dominance.

Section 7 — Environmental Baseline.

Characterizes existing environmental conditions across all 62 segments at both the 200 ft and 2,000 ft buffer distances.

Section 8 — Route Alternatives.

Identifies the six Pareto-optimal routes, describes the four decision areas, and demonstrates near-dominance among Routes 1–3.

Section 9 — Comparative Analysis.

Provides detailed metric breakdowns, impact-per-mile normalization, and sensitivity analysis.

Section 10 — Findings and Recommendations.

Summarizes principal findings, demonstrates Act 30 compliance, and presents specific recommendations.

Appendix A provides a complete segment-level environmental inventory, and Appendix B documents data provenance, software dependencies, and reproducibility procedures.

4 Study Area

4.1 Geographic Extent

The proposed transmission line corridor extends approximately 50 mi from the existing Oneida substation in western Eaton County (-84.785° W, 42.686° N) to the planned Sabine Lake (Elk) substation in eastern Livingston County (-84.010° W, 42.749° N). The corridor trends generally west-to-east with a slight northward component, crossing the central Michigan lowlands between the Lansing metropolitan area and the Howell–Brighton corridor.

The study area is defined by a 2,000 ft buffer around all 62 candidate route segments, encompassing approximately 68,826 acres (107.5 sq. mi). This buffer captures the broader landscape context relevant to environmental assessment while the narrower 200 ft corridor buffer (100 ft each side of the centerline) approximates the direct construction impact zone.

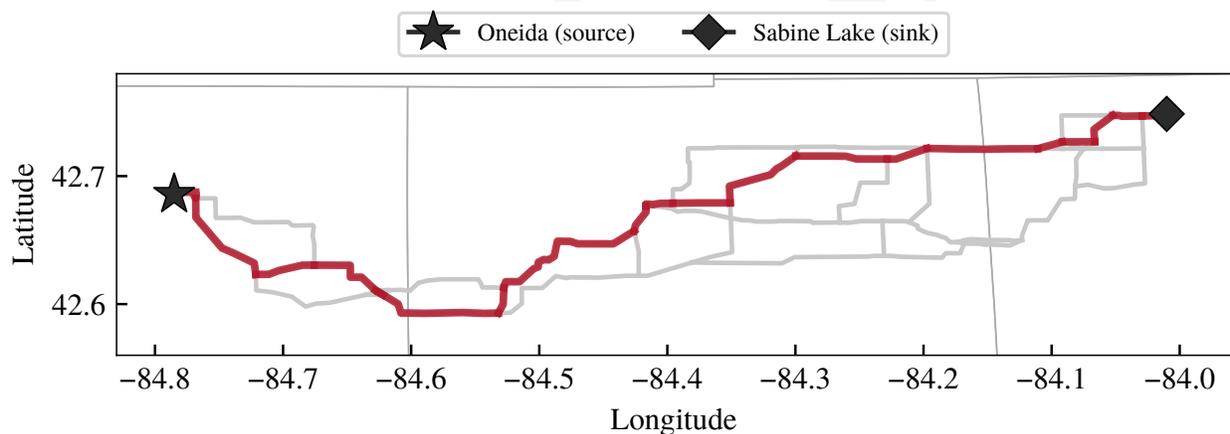


Figure 4.1. Study area overview showing the 62 candidate route segments, Route 1 (highlighted), county boundaries, and the 2,000 ft study buffer.

4.2 Counties and Townships

The route corridor traverses portions of six Michigan counties and approximately 15 townships. Table 4.1 summarizes the counties and their principal characteristics within the study area.

Principal townships traversed include Delhi, Windsor, Alaiedon, Wheatfield, Leroy, Locke, Woodhull, and Perry in the western and central portions of the corridor, and Conway, Cohoctah, Deerfield, Howell, and Hartland in the eastern portion.

Table 4.1. Counties traversed by the proposed route corridor.

County	Position	Key Characteristics
Eaton	Western terminus	Oneida substation; mixed agricultural and suburban land use
Ingham	West-central	Lansing metro fringe; higher population density; Grand River corridor
Clinton	North-central	Predominantly agricultural; rolling terrain
Shiawassee	Central	Rural agricultural; Looking Glass River corridor
Livingston	Eastern	Sabine Lake substation; suburban growth corridor; Howell area
Genesee	Northeast margin	Minor corridor crossing at northern boundary

4.3 Physiography and Landscape

The study area lies within the Southern Michigan/Northern Indiana Drift Plains ecoregion, characterized by gently rolling glacial terrain with elevations ranging from approximately 800 ft to 950 ft above sea level. The landscape is predominantly agricultural, with row crops (corn and soybeans) and pasture dominating the western and central segments, transitioning to a mix of agriculture, woodland, and suburban development in the eastern segments near Livingston County.

Glacial till deposits underlie most of the corridor, producing a soil landscape dominated by loams and clay loams. Hydric soils—soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions—are prevalent throughout the corridor, particularly in low-lying swales and former glacial lakebeds. These hydric soil complexes are documented in detail in Section 7.

4.4 Hydrology

The corridor lies primarily within the Grand River watershed, Michigan’s longest river system draining to Lake Michigan. Principal waterways intersected by the route corridor include:

- **Grand River and tributaries** — The main stem and associated tributaries in the western portion of the corridor;
- **Red Cedar River** — A major tributary of the Grand River flowing through the Lansing area;
- **Looking Glass River** — Flows northward through Shiawassee County;
- **Sycamore Creek** — Traverses the central corridor area; and
- Numerous smaller unnamed streams and agricultural drainage ditches.

The National Hydrography Dataset (NHD) identifies 212 flowline segments within the 2,000 ft study buffer. Route 1 crosses 37 streams based on centerline intersection analysis (Section 7).

FEMA-designated floodplains are present along many of these waterways. Within the 2,000 ft study buffer, FEMA flood zones encompass approximately 4,505 acres across 82 mapped flood zone polygons. Hydric soils are the dominant environmental constraint in the corridor, with FEMA flood zones constituting a secondary concern.

4.5 Existing Infrastructure

The study corridor contains or is adjacent to the following existing linear infrastructure:

- **Transmission lines.** Existing high-voltage transmission lines operated by ITC and Consumers Energy traverse portions of the corridor, particularly near the Oneida substation terminus.
- **State roads.** MDOT-maintained roads cross the corridor at 249 locations within the 2,000 ft buffer. Route 1 crosses 16 state roads along its 51.51 mi path.
- **Railroads.** Four railroad segments lie within the 2,000 ft buffer, with 4 crossings along Route 1.
- **Airports.** Two airport facilities are located within the 2,000 ft buffer; none are crossed by Route 1.
- **Natural gas pipelines.** Major natural gas transmission pipelines traverse portions of the study area, requiring coordination during construction.

5 Data Sources

This section documents the 15 environmental and infrastructure data layers used in the route optimization analysis, their provenance, quality characteristics, and known limitations. All data were retrieved programmatically during January–February 2026 using a reproducible pipeline with full provenance tracking.

5.1 Environmental and Infrastructure Data Layers

Table 5.1 summarizes the data layers, their sources, vintage, geometry type, feature counts within the 2,000 ft study buffer, and quality assessment.

Table 5.1. Environmental and infrastructure data layers used in the analysis.

Layer	Source	Vintage	Geom.	Raw	Clipped	Quality
<i>Polygon layers (overlap area in acres)</i>						
FEMA Flood Zones	FEMA NFHL	2024	Polygon	553	82	High
Hydric Soils	EGLE / SSURGO	2024	Polygon	4,754	1,391	Med–High
NWI Wetlands	USFWS NWI	2024	Polygon	10,010	2,560	Medium
Protected Areas	USGS PAD-US 4.0	2024	Polygon	230	14	High
Wellhead Protection	EGLE	2024	Polygon	77	21	High
Land Use Restrict.	EGLE	2024	Polygon	170	0	High
Potential Restor.	EGLE	2024	Polygon	8,919	2,257	Medium
<i>Point layers (feature count)</i>						
Part 201 Sites	EGLE	2024	Point	455	12	High
Underground Tanks	EGLE	2024	Point	939	24	High
Brownfields	EGLE	2024	Point	33	2	High
Dams	EGLE	2024	Point	14	2	High
Airports	MDOT	2024	Point	492	2	High
<i>Line layers (crossing count)</i>						
State Roads	MDOT	2024	Line	63,489	249	High
Railroads	MDOT	2024	Line	650	4	High
NHD Flowlines	USGS NHD	2024	Line	713	212	High
<i>Route geometry</i>						
Route Segments	ITC / Burns & McD.	2025	Line	62	—	High

5.2 Polygon Layers

5.2.1 FEMA Flood Zones

FEMA National Flood Hazard Layer (NFHL) data (Federal Emergency Management Agency, 2024) were retrieved for all counties intersecting the study corridor. Regulatory floodplain zones (A, AE) were retained; Zone X (minimal flood hazard, non-regulatory) was excluded. Within the 2,000 ft buffer, 82 flood zone polygons encompass approximately 4,505 acres.

5.2.2 Hydric Soils

Hydric soil data were obtained from the EGLE spatial data service, which distributes SSURGO-derived hydric soil ratings (Natural Resources Conservation Service, 2024). Within the 2,000 ft buffer, 1,391 hydric soil polygons encompass approximately 19,747 acres. Hydric soils are present along every route segment and cannot be avoided through routing.

5.2.3 NWI Wetlands

National Wetlands Inventory data (U.S. Fish and Wildlife Service, 2024) were retrieved from the USFWS Wetlands Mapper service. Within the 2,000 ft buffer, 2,560 wetland polygons encompass approximately 6,015 acres. All Cowardin classification types are included.

5.2.4 Protected Areas

Protected area boundaries were obtained from PAD-US 4.0 (U.S. Geological Survey, 2024a). Within the 2,000 ft buffer, 14 protected area polygons encompass approximately 1,200 acres. Protected areas are concentrated in the eastern portion of the corridor (Conway and Cohoctah townships).

5.2.5 Wellhead Protection Areas

Wellhead protection area boundaries (Michigan Department of Environment, Great Lakes, and Energy, 2024d) delineate zones where groundwater is vulnerable to contamination from surface activities. Within the 2,000 ft buffer, 21 wellhead protection polygons encompass approximately 3,890 acres.

5.2.6 Potential Restoration Sites

EGLE potential environmental restoration sites (Michigan Department of Environment, Great Lakes, and Energy, 2024b) identify areas targeted for ecological restoration. Within the 2,000 ft buffer, 2,257 polygons encompass approximately 14,035 acres.

5.2.7 Land Use Restriction Areas

Land use restriction polygons from EGLE identify areas with deed restrictions due to environmental contamination. No land use restriction polygons fall within the 2,000 ft buffer.

5.3 Point Layers

5.3.1 Part 201 Contamination Sites

Part 201 environmental contamination sites (Michigan Department of Environment, Great Lakes, and Energy, 2024a) are locations where releases of hazardous substances have been documented under Michigan’s Natural Resources and Environmental Protection Act (NREPA). Within the 2,000 ft buffer, 12 Part 201 sites are present. No Part 201 sites fall within the 200 ft corridor of any Pareto route.

5.3.2 Underground Storage Tanks

UST facilities (Michigan Department of Environment, Great Lakes, and Energy, 2024c) represent locations of registered underground storage tanks. Within the 2,000 ft buffer, 24 UST facilities are present. None fall within the 200 ft corridor of any Pareto route.

5.3.3 Brownfield Sites

Brownfield sites within the 2,000 ft buffer total 2 locations (table 5.2). None fall within the 200 ft corridor of any Pareto route.

Table 5.2. Brownfield sites within the 2,000 ft study area buffer.

Project Name	Address	City	County	Acres
Ironguard	1600 Cedar St	Holt	Ingham	1.7
Nyeholt Steel	1694 Cedar St	Holt	Ingham	6.7

5.3.4 Dams and Airports

Two dams and two airport facilities are located within the 2,000 ft buffer. None directly affect any Pareto route alignment.

Table 5.3 identifies the two dams. Both carry low or unrated downstream hazard potential and are classified as “Inventory” status, not under state jurisdiction.

Table 5.3. Dams within the 2,000 ft study area buffer.

NID ID	Name	County	River	Year
MI01461	Kreeger Dam	Livingston	Trib. to Cedar Creek	1964
MI02409	Sloan Creek Control	Ingham	Sloan Creek	1954

Table 5.4 identifies the airport facilities. Maple Grove Airport (65G) and its co-located helipad (E66) constitute a single privately owned, public-use facility near Fowlerville.

Table 5.4. Airports and heliports within the 2,000 ft study area buffer.

FAA ID	Name	Type	City	County	Use
65G	Maple Grove	Airport	Fowlerville	Livingston	Public
E66	Maple Grove	Helipad	Fowlerville	Livingston	Public

5.4 Line Layers

5.4.1 State Roads

MDOT All Roads data (Michigan Department of Transportation, 2024) provide the state-maintained road network. Within the 2,000 ft buffer, 249 road segments are present. Road crossings are counted as geometric intersections between segment centerlines and road centerlines.

Limitation: The MDOT dataset includes only state-maintained roads. County and local roads are not represented. The actual number of road crossings is likely higher than reported.

5.4.2 Railroads

Four railroad segments lie within the 2,000 ft buffer. Route 1 crosses 4 railroad alignments.

5.4.3 NHD Flowlines

Stream and river centerlines from the USGS National Hydrography Dataset (U.S. Geological Survey, 2024b) provide hydrologic crossing data. Within the 2,000 ft buffer, 212 NHD flowline segments are present. Route 1 crosses 37 streams.

5.5 Coordinate Reference Systems

Two coordinate reference systems are used throughout this analysis:

EPSG:4326 (WGS 84).

Geographic coordinate system (latitude/longitude) used for data storage, interchange, and display. All GeoJSON files use this CRS.

EPSG:3078 (Michigan GeoRef).

Projected coordinate system optimized for the State of Michigan using an oblique Mercator projection with units in meters. All area and distance calculations are performed in this CRS to minimize measurement distortion.

Area values are computed in square meters and converted to acres (1 acre \approx 4,046.86 m²). Distance values are computed in meters and converted to miles (1 mile \approx 1,609.34 m).

5.6 Buffer Methodology

Two buffer distances are used for distinct analytical purposes:

200 ft corridor buffer.

A 100 ft buffer on each side of the segment centerline, approximating the direct construction impact area for a 345 kV transmission line. All per-segment metrics used in route optimization (Section 6) are computed at this buffer distance.

2,000 ft study area buffer.

A 1,000 ft buffer on each side of the segment centerline, capturing the broader landscape context. This buffer is used for contextual analysis and to characterize the wider environmental setting. The total study area encompasses approximately 68,826 acres.

Buffer generation is performed in EPSG:3078 (Michigan GeoRef) to ensure accurate distance measurement. Segment geometries are projected from EPSG:4326, buffered, and the resulting buffer polygons are reprojected to EPSG:4326 for storage.

Note: An earlier routing buffer distributed by ITC via ArcGIS Online was labeled as a 2,000 ft buffer but was found upon inspection to use a 1,500 ft buffer distance. The analysis presented in this report uses a geometrically correct 2,000 ft buffer generated from the 62-segment alignment.

5.7 Data Retrieval Pipeline

All data were retrieved using a systematic, automated pipeline that queries 15 data sources (ArcGIS REST services, USGS web services, EIA APIs, and EGLE spatial data services). The pipeline:

1. Retrieves raw data within the bounding box of all 62 segments (with an additional 2,000 ft buffer);
2. Stores each layer as a GeoJSON file in EPSG:4326;
3. Generates a provenance sidecar file (.provenance.json) recording the retrieval timestamp, source URL, query parameters, feature count, and file hash; and
4. Produces a per-source manifest and a global retrieval summary.

In total, the pipeline retrieved 131,265 raw features across all layers, of which 16,748 features lie within the 2,000 ft study buffer.

5.8 Data Limitations

The following data limitations should be noted:

- (1) **Cultural resources.** No cultural resource or archaeological site data are included. The State Historic Preservation Office (SHPO) database is not publicly accessible. A Phase I cultural resource survey is recommended before construction.
- (2) **County and local roads.** The MDOT road dataset includes only state-maintained roads. County roads, township roads, and private roads are not captured. Actual road crossing counts are likely higher than reported.
- (3) **NWI vintage.** NWI data reflect approximately 2015 conditions and may not capture recent wetland changes. Field wetland delineation is recommended.

- (4) **USFWS Critical Habitat.** No designated critical habitat was identified within the study area. This finding should be confirmed through formal consultation with USFWS.
- (5) **Federal facility data.** The HIFLD electric substation service was retired during the data collection period, and the HUD Opportunity Zone service returned no results for the study area.

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6 Methodology

This section describes the mathematical and computational methodology used to evaluate candidate routes. The approach proceeds in four stages: (1) graph model construction, (2) environmental metric quantification, (3) exhaustive route enumeration, and (4) Pareto-optimal route identification.

6.1 Graph Model Construction

The 62 candidate route segments provided by ITC and Burns & McDonnell are modeled as an undirected graph $G = (V, E)$ where:

- Each segment becomes an **edge** $e \in E$, with the segment's environmental metrics and length as edge attributes.
- **Nodes** $v \in V$ are created at shared segment endpoints, identified by rounding coordinates to five decimal places (sub-meter precision in EPSG:4326).

Segment 1, which connects the Oneida substation to the main network, has a geometry gap of approximately 1,750 ft between its endpoint and the nearest main network node (the junction of Segments 6 and 7). This gap is resolved by snapping Segment 1's endpoint to the nearest node within a 2,000 ft tolerance, producing a fully connected graph.

The resulting graph contains **41 nodes** and **62 edges**. The graph topology is illustrated in fig. 6.1.

Two distinguished terminal nodes (degree-1 vertices) are identified:

Source (Oneida substation).

(-84.785° W, 42.686° N) — western terminus in Eaton County, coincident with the existing Oneida substation.

Sink (Sabine Lake / Elk substation).

(-84.010° W, 42.749° N) — eastern terminus in Livingston County, coincident with the planned Sabine Lake substation.

Graph construction is implemented using NetworkX (Hagberg et al., 2008), with spatial operations performed via GeoPandas (Jordahl et al., 2024) and Shapely (Gillies et al., 2024).

6.2 Environmental Metric Vector

Each edge e (route segment) is assigned a **15-component environmental metric vector** $\mathbf{m}(e)$ computed at the 200 ft corridor buffer distance. The components are organized by geometry type:

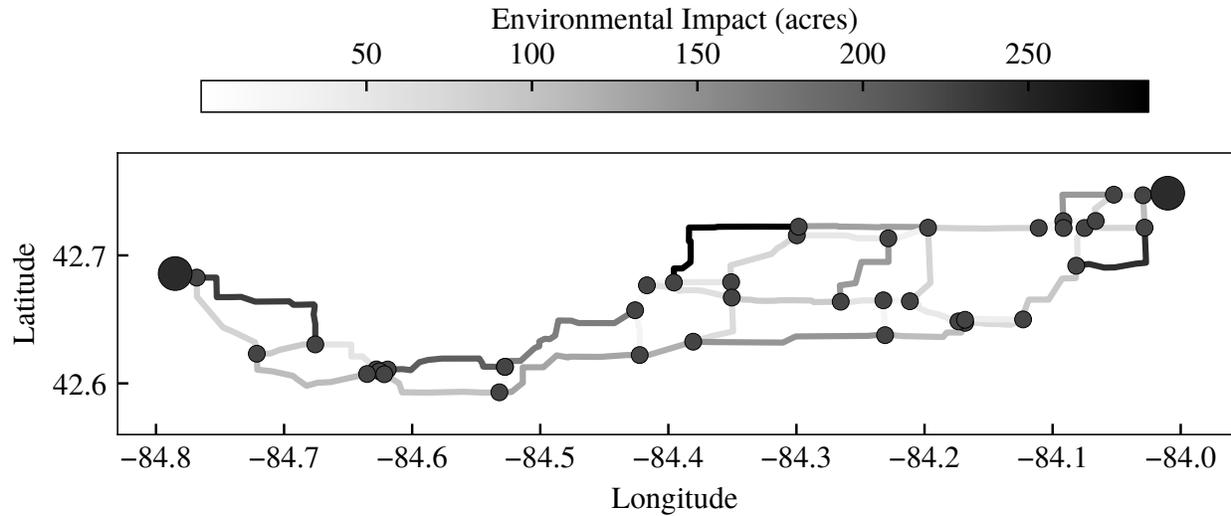


Figure 6.1. Route network graph showing 41 nodes and 62 edges. Edge color indicates total environmental impact (darker = higher impact). The source node (Oneida substation, west) and sink node (Sabine Lake substation, east) are highlighted.

6.2.1 Polygon Metrics (Overlap Area in Acres)

1. $m_{\text{flood}}(e)$ — FEMA flood zone overlap area
2. $m_{\text{hydric}}(e)$ — Hydric soil overlap area
3. $m_{\text{wetland}}(e)$ — NWI wetland overlap area
4. $m_{\text{protected}}(e)$ — Protected area (PAD-US) overlap area
5. $m_{\text{wellhead}}(e)$ — Wellhead protection area overlap
6. $m_{\text{restoration}}(e)$ — Potential restoration site overlap
7. $m_{\text{lur}}(e)$ — Land use restriction area overlap

6.2.2 Point Metrics (Feature Count)

8. $m_{\text{part201}}(e)$ — Part 201 contamination site count
9. $m_{\text{ust}}(e)$ — Underground storage tank count
10. $m_{\text{brownfield}}(e)$ — Brownfield site count
11. $m_{\text{dam}}(e)$ — Dam count
12. $m_{\text{airport}}(e)$ — Airport count

6.2.3 Line Metrics (Crossing Count)

13. $m_{\text{road}}(e)$ — State road crossing count
14. $m_{\text{railroad}}(e)$ — Railroad crossing count
15. $m_{\text{stream}}(e)$ — Stream/river crossing count (NHD)

6.2.4 Composite Environmental Impact

For the purpose of multi-objective optimization, a **composite environmental impact metric** is defined as:

$$m_{\text{env}}(e) = m_{\text{flood}}(e) + m_{\text{wetland}}(e) + m_{\text{protected}}(e) + m_{\text{hydraulic}}(e) \quad (6.1)$$

This composite includes all four area-based environmental layers that represent regulated or environmentally sensitive resources: FEMA regulatory floodplains, federally mapped wetlands, protected conservation lands, and hydric soils. The four layers carry **equal weight** (1:1:1:1) in the composite. This is a deliberate design choice: the composite serves as a relative comparison metric across routes rather than an absolute measure of regulatory burden, and equal weighting avoids imposing subjective judgments about the relative severity of different environmental constraints.

Although hydric soils are present along all 62 segments, per-segment acreage varies substantially (0.04–148.46 ac), and including them captures an additional dimension of environmental constraint—saturated soil conditions that affect both construction feasibility and potential jurisdictional wetland presence.

Spatial overlap. The four polygon layers are computed as independent geometric intersections—each segment buffer is intersected separately with each environmental layer. Where two layers overlap geographically (e.g., NWI wetlands frequently coincide with hydric soils, since hydric soil conditions are a necessary criterion in federal wetland delineation), the same physical area may contribute acreage to both layers. This additive formulation is intentionally conservative: areas subject to multiple overlapping environmental constraints are weighted more heavily in the composite, reflecting their greater regulatory and environmental significance. Critically, because the ratio of hydric soil to NWI wetland acreage is approximately stable across all routes (62–64% hydric, 16–19% wetland), the relative ranking of routes is invariant under any overlap correction method.

Point and line metrics are reported but not included in the composite because they are dimensionally incompatible with area-based metrics. All 15 metrics are nonetheless reported for every route to enable comprehensive evaluation.

6.3 Route Enumeration

A **route** is defined as a simple (non-repeating) path from the source node to the sink node in G . All such paths are enumerated exhaustively using a depth-first search (DFS) algorithm.

For each route $r = (e_1, e_2, \dots, e_k)$, two aggregate objectives are computed:

$$\text{Length}(r) = \sum_{i=1}^k \text{length}(e_i) \quad (6.2)$$

$$\text{Impact}(r) = \sum_{i=1}^k m_{\text{env}}(e_i) \quad (6.3)$$

The enumeration yields **313,416 distinct source-to-sink routes**. The large route count reflects the combinatorial structure of the 62-segment network, which contains numerous parallel and overlapping sub-paths that multiply into a large number of distinct end-to-end routes. The vast majority of these routes are dominated; only six are Pareto-optimal, and these six diverge in just four localized decision areas (section 6.5). The full enumeration nonetheless ensures mathematical completeness—no potentially superior route is overlooked. The 313,416 routes span the following ranges:

- Route length: 51.51 mi to 112.04 mi
- Composite environmental impact: 1,004.71 acres to 2,980.46 acres

6.4 Pareto Optimality

A route r^* is **Pareto-optimal** (non-dominated) if no other route r' achieves both $\text{Length}(r') \leq \text{Length}(r^*)$ and $\text{Impact}(r') \leq \text{Impact}(r^*)$ with at least one strict inequality (Ehrgott, 2005).

The set of all Pareto-optimal routes defines the **Pareto frontier** in the two-dimensional objective space (length, environmental impact). Any route not on the frontier is dominated by at least one Pareto-optimal route on both objectives.

Because the complete set of 313,416 routes is enumerated, the Pareto frontier is identified exactly—no heuristic approximation is required.

6.5 Near-Dominance

The Pareto analysis identifies **six** Pareto-optimal routes (fig. 6.2):

- **Route 1** (shortest): 51.51 mi, 1,092.16 acres environmental impact (21 segments).
- **Route 2**: 51.54 mi, 1,050.27 acres environmental impact (19 segments).
- **Route 3**: 51.62 mi, 1,031.97 acres environmental impact (20 segments).
- **Route 4**: 52.40 mi, 1,027.09 acres environmental impact (19 segments).
- **Route 5**: 52.47 mi, 1,008.79 acres environmental impact (20 segments).
- **Route 6** (lowest environmental impact): 53.33 mi, 1,004.71 acres environmental impact (20 segments).

All six routes share 11 segments and diverge in four decision areas:

1. **Western**: Route 1 uses Segments 11, 18, 24, 26; Routes 2–6 use Segments 10, 22.
2. **Central**: Routes 1–3 use Segments 40, 42; Routes 4–6 use Segments 41, 58.
3. **Eastern mid**: Routes 1–5 use Segments 60, 63; Route 6 uses Segments 62, 73.
4. **Eastern end**: Routes 1, 2, and 4 use Segments 108, 127; Routes 3, 5, and 6 use Segments 107, 110, 119.

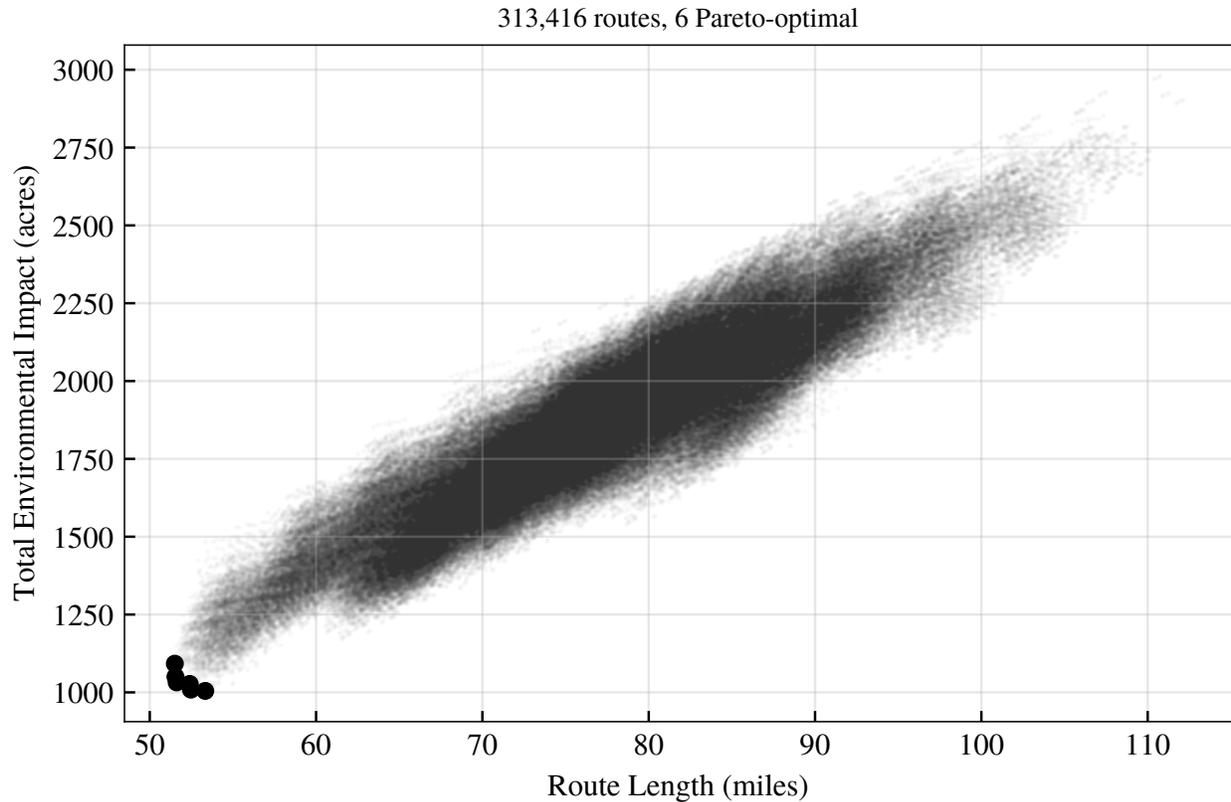


Figure 6.2. Pareto frontier in the objective space of route length (miles) versus total environmental impact (acres). Each grey point represents one of 313,416 routes. The six Pareto-optimal routes are highlighted.

Route Dominance

Routes 1–3 differ by only 0.11 mi (581 ft) in length and 60.19 acres in environmental impact, sharing the same central and eastern-mid routing. The full Pareto frontier spans 1.82 mi and 87.45 acres (8.0%), reflecting genuine but modest trade-offs among four decision areas.

Together, these six routes dominate all 313,410 remaining alternatives on both optimization objectives. Under any weighting scheme that assigns non-negative importance to both shorter length and lower environmental impact, one of these six routes is optimal.

This near-dominance result is strongest among Routes 1–3, which share identical central and eastern-mid routing and differ only in the western and eastern-end decision areas. Routes 4–6 offer meaningfully different central routing (Segments 41 and 58 instead of 40 and 42) that reduces environmental impact at the cost of approximately 0.9 mi of additional length. The implications for route recommendation and Act 30 compliance are discussed in Section 10.

7 Environmental Baseline

This section characterizes the existing environmental conditions across all 62 candidate route segments, establishing the baseline against which route alternatives are evaluated. Metrics are presented at both the 200 ft corridor buffer (routing metric) and 2,000 ft study area buffer (contextual metric).

7.1 Aggregate Environmental Statistics

Table 7.1 summarizes the aggregate environmental metrics across all 62 segments at the 200 ft buffer distance.

Table 7.1. Aggregate environmental metrics across all 62 route segments (200 ft buffer).

Layer	Total	Segments Affected	Units
FEMA Flood Zones	521	30	acres
Hydric Soils	2,525	62	acres
NWI Wetlands	783	55	acres
Protected Areas	302	9	acres
Wellhead Protection	337	11	acres
Potential Restoration	1,744	61	acres
Land Use Restrictions	0	0	acres
Part 201 Sites	0	0	sites
USTs	0	0	facilities
Brownfields	0	0	sites
Dams	0	0	structures
Airports	0	0	facilities
State Road Crossings	75	23	crossings
Railroad Crossings	10	9	crossings
Stream Crossings	138	48	crossings

7.2 FEMA Flood Zones

Following removal of non-regulatory Zone X areas, FEMA regulatory flood zones (Zones A and AE) represent a **modest but spatially concentrated** environmental constraint in the study corridor. At the 200 ft buffer, flood zone acreage ranges from 0.26 acres (Segment 73) to 62.10 acres (Segment 38) among the 30 segments that have any flood zone overlap; the remaining 32 segments have no regulatory flood zone presence.

Flood zone acreage is concentrated along river corridors—particularly the Grand River tributaries, Looking Glass River, and associated floodplains. Segments in the central and western portions of the corridor (Segments 38, 64, 7, 61, 87) exhibit the highest flood zone exposure, each exceeding 25 acres at the 200 ft buffer.

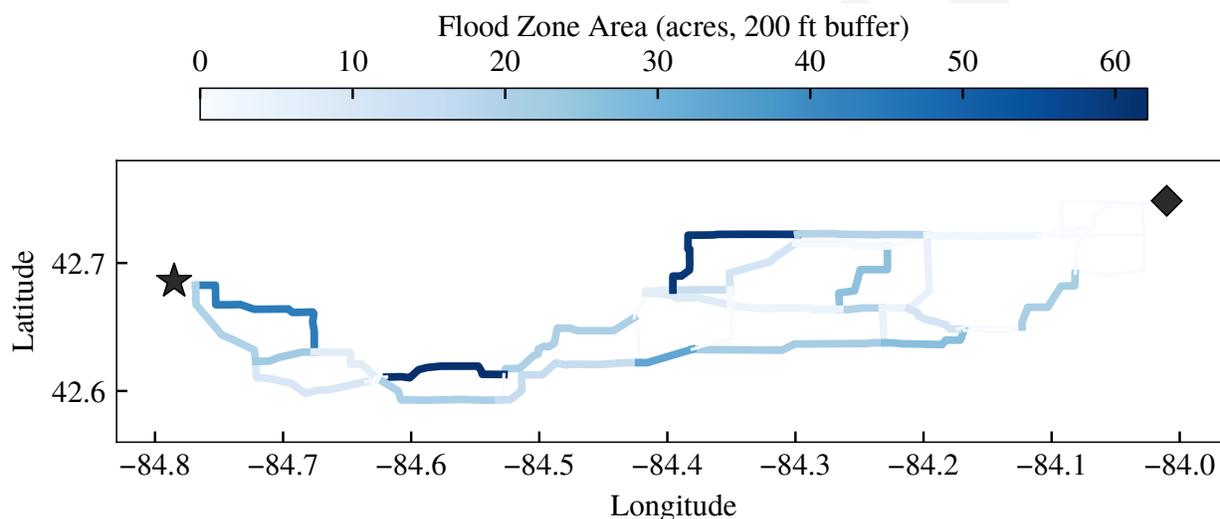


Figure 7.1. FEMA flood zone overlap area (acres) by segment at the 200 ft buffer. Darker shading indicates greater flood zone exposure.

7.3 Hydric Soils

Hydric soils are the **dominant environmental constraint** in the study corridor, present along every one of the 62 segments and accounting for approximately 63% of the composite environmental impact for Route 1. At the 200 ft buffer, hydric soil acreage ranges from 0.04 acres (Segment 97) to 148.46 acres (Segment 7). The total hydric soil footprint across the network is approximately 2,525 acres at the 200 ft buffer.

Although hydric soils are present along every possible path, per-segment acreage varies substantially (0.04–148.46 ac at the 200 ft buffer), and they are included in the composite environmental impact metric (section 6.2). Because hydric soils constitute the largest share of environmental impact—exceeding FEMA flood zones by a factor of more than five ($688/125 = 5.5\times$)—they are the primary driver of route differentiation. Hydric soils are also a significant indicator of construction conditions (wet soils, potential for dewatering requirements) and potential wetland presence that may require field verification.

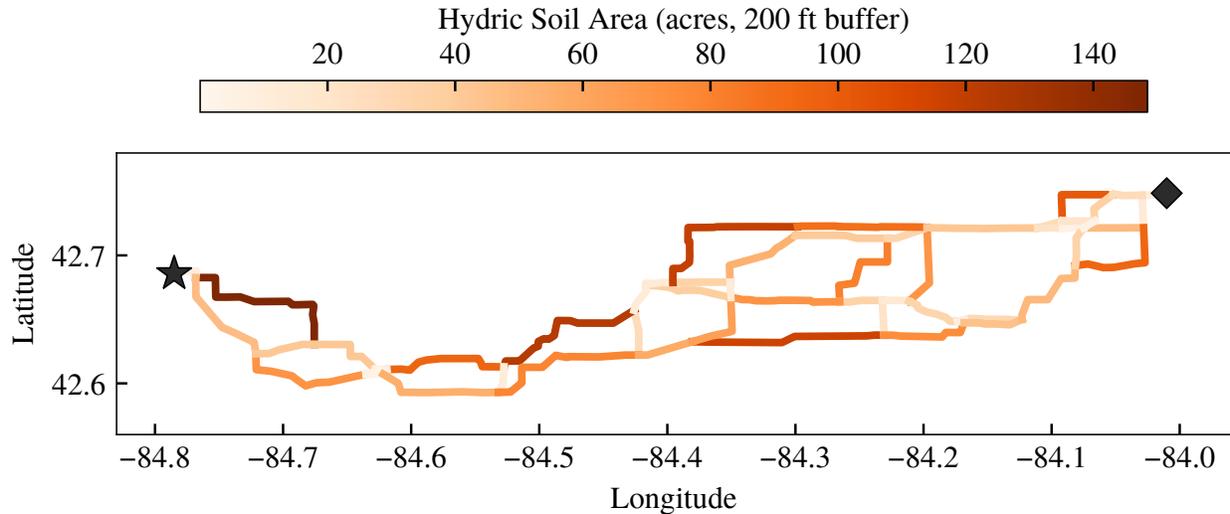


Figure 7.2. Hydric soil overlap area (acres) by segment at the 200 ft buffer.

7.4 NWI Wetlands

NWI-mapped wetlands are present along 55 of 62 segments at the 200 ft buffer, with individual segment values ranging from 0 acres to 85.43 acres (Segment 64). The total NWI wetland footprint across the network is approximately 783 acres.

For the shortest Pareto route (Route 1), total NWI wetland overlap at the 200 ft buffer is 181.04 acres. While this is a modest fraction of the total environmental impact, these areas are subject to Section 404 of the Clean Water Act and will require coordination with the U.S. Army Corps of Engineers if wetland fill is proposed.

7.5 Protected Areas

Protected areas (PAD-US) are concentrated in the eastern portion of the corridor, affecting 9 of 62 segments. The largest concentrations occur along Segments 117 (88.64 acres), 118 (79.21 acres), and 125 (51.15 acres) in the Conway and Cohoctah township areas.

For Route 1, protected area overlap totals 97.81 acres, concentrated in the eastern segments approaching the Sabine Lake substation.

7.6 Wellhead Protection Areas

Wellhead protection areas affect 11 of 62 segments, with the largest concentrations along Segments 76 (69.36 acres), 80 (52.19 acres), and 18 (50.27 acres). Route 1 encounters 123.18 acres of wellhead protection area, primarily along Segments 18, 6, 77, and 11.

Construction within wellhead protection areas requires coordination with local water utilities to ensure groundwater resources are not compromised during construction activities.

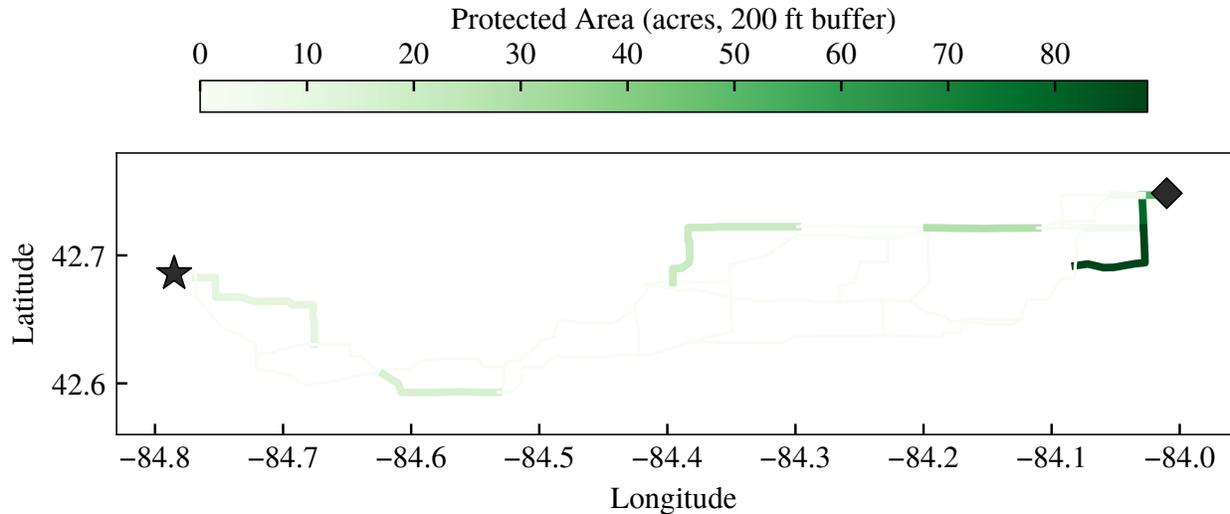


Figure 7.3. Protected area overlap (acres) by segment at the 200 ft buffer. Protected areas are concentrated in the eastern portion of the corridor.

7.7 Potential Restoration Sites

Potential environmental restoration sites identified by EGLE are present along 61 of 62 segments, with acreages ranging up to 128.27 acres (Segment 7). Route 1 traverses 557.33 acres of potential restoration sites. While these sites do not carry the same regulatory weight as wetlands or flood zones, their presence may present opportunities for environmental mitigation or enhancement as part of the transmission line construction project.

7.8 Contamination and Hazardous Sites

No mapped contamination source points fall within the 200 ft routing corridor:

- **Part 201 sites:** No Part 201 contamination sites fall within the 200 ft corridor of any route segment. At the broader 2,000 ft study area buffer, 12 sites are present.
- **Underground storage tanks:** No UST facilities fall within the 200 ft corridor. At the 2,000 ft buffer, 24 facilities are present.
- **Brownfield sites:** No brownfield sites fall within the 200 ft corridor of any route segment. At the 2,000 ft buffer, 2 sites are present.
- **Dams:** No dams fall within the 200 ft corridor. At the 2,000 ft buffer, 2 dams are present.

7.9 Infrastructure Crossings

7.9.1 State Roads

State road crossings are present along 23 of 62 segments at the 200 ft buffer, with individual crossing counts ranging from 0 to 13 (Segment 7). Route 1 crosses 16 state roads.

7.9.2 Railroads

Railroad crossings affect 9 segments, with all six Pareto routes crossing 4 railroad alignments.

7.9.3 Streams

Stream crossings, as measured by NHD flowline intersections, are present along 48 of 62 segments. Route 1 crosses 37 streams, reflecting the hydrologically rich landscape of the Grand River watershed. Stream crossings may require special construction techniques (e.g., horizontal directional drilling) and environmental permits.

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8 Route Alternatives

8.1 Pareto-Optimal Routes

The exhaustive enumeration of 313,416 source-to-sink routes and subsequent Pareto analysis identifies **six Pareto-optimal routes**. Route 1 is the shortest route, Route 6 has the lowest total environmental impact, and Routes 2–5 occupy intermediate positions along the Pareto frontier. Table 8.1 presents the complete metric profiles for all six routes.

Table 8.1. Pareto-optimal route metric profiles (200 ft buffer).

Metric	R1	R2	R3	R4	R5	R6	Units
Length	51.51	51.54	51.62	52.40	52.47	53.33	miles
Number of segments	21	19	20	19	20	20	—
<i>Composite environmental impact</i>							
Total env. impact	1,092.16	1,050.27	1,031.97	1,027.09	1,008.79	1,004.71	acres
FEMA flood zones	125.07	105.72	105.72	100.50	100.50	88.09	acres
Hydric soils	688.24	673.70	658.96	643.81	629.07	630.80	acres
NWI wetlands	181.04	173.04	169.48	184.97	181.41	188.01	acres
Protected areas	97.81	97.81	97.81	97.81	97.81	97.81	acres
<i>Additional polygon metrics</i>							
Wellhead protection	123.18	61.26	61.26	61.26	61.26	61.26	acres
Potential restoration	557.33	557.51	546.81	534.40	523.70	546.59	acres
<i>Point metrics</i>							
Part 201 sites	0	0	0	0	0	0	sites
USTs	0	0	0	0	0	0	facilities
Brownfields	0	0	0	0	0	0	sites
Dams	0	0	0	0	0	0	structures
<i>Crossing metrics</i>							
State road crossings	16	16	16	14	14	17	crossings
Railroad crossings	4	4	4	4	4	4	crossings
Stream crossings	37	39	40	37	38	39	crossings

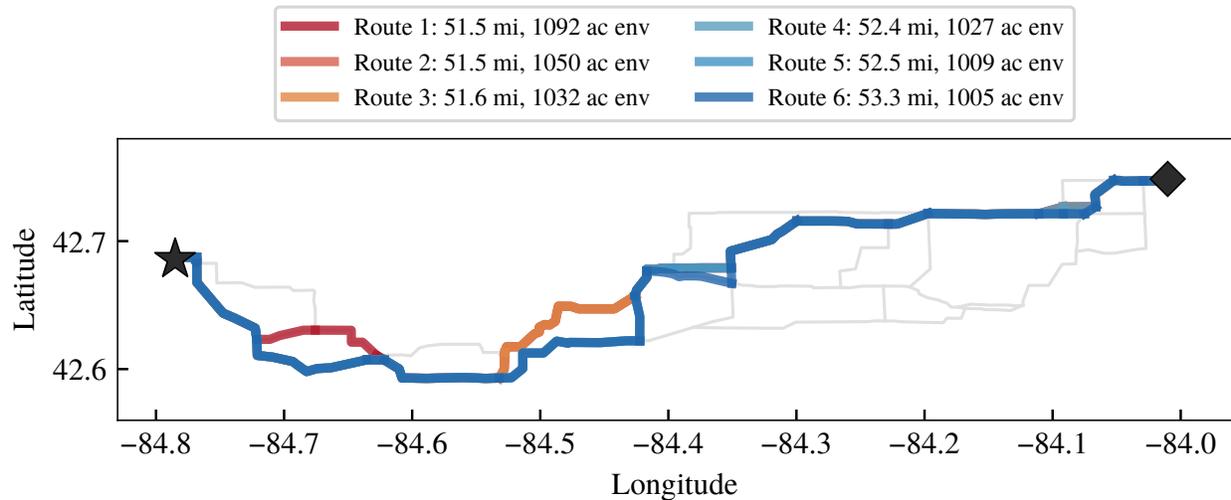


Figure 8.1. Pareto-optimal routes overlaid on the full segment network. All six routes share 11 segments and diverge in four decision areas (western, central, eastern mid, and eastern end) across the corridor.

8.2 Route Comparison

The six Pareto-optimal routes span a range of 1.82 mi in length and 87.45 acres in total environmental impact. Route 1, the shortest route, spans 51.51 mi with a total environmental impact of 1,092.16 acres. Route 6, the least environmentally impactful route, spans 53.33 mi with a total environmental impact of 1,004.71 acres. Routes 2–5 occupy intermediate positions along the Pareto frontier.

Key comparisons among the six routes:

- The maximum length difference (Route 1 vs. Route 6) is 1.82 mi, approximately 3.5% of total route length.
- The maximum environmental impact difference (Route 1 vs. Route 6) is 87.45 acres (8.0%), with Route 6 having the lowest total impact.
- All six routes share 11 segments: 1, 6, 28, 59, 74, 77, 85, 101, 126, 120, and 125.
- Routes 1–3 share the same central routing (segments 40 and 42), while Routes 4–6 take the alternative central path (segments 41 and 58).
- Routes 1–3 are nearly identical in length (within 0.11 mi), exhibiting near-dominance. Routes 4–6 offer meaningfully different trade-offs, being approximately one mile longer but 65–87 acres lower in environmental impact.

Route Dominance

Of the 313,416 feasible routes:

- Route 1 is the **shortest** at 51.51 mi (next shortest: 51.54 mi; longest: 112.04 mi).
- Route 6 has the **lowest environmental impact** at 1,004.71 acres (range: 1,004.71–2,980.46 acres).
- No single route achieves both the minimum length and minimum environmental impact simultaneously.
- The six Pareto routes span 1.82 mi in length and 87.45 acres in environmental impact—compact relative to the full network ranges of 60.53 mi and 1,975.75 acres, respectively.
- Together, Routes 1 through 6 dominate all 313,410 remaining alternatives.

The Pareto frontier reveals a genuine but modest trade-off between route length and environmental impact. Routes 1–3 form a cluster of near-equivalent shortest paths differing only in western and eastern end segment choices, while Routes 4–6 form a second cluster that uses the alternative central routing through Delhi and Alaiedon townships. Route 1 is presented as the reference route for detailed segment-level analysis because it is the shortest, but Routes 2 and 3 would perform nearly identically. Routes 4–6 offer meaningful reductions in environmental impact at the cost of approximately one additional mile; Route 6, with the lowest composite environmental impact, is recommended as the preferred route (Section 10).

8.3 Route 1 Segment Inventory

Route 1 comprises 21 segments traversing the corridor from the Oneida substation eastward to the Sabine Lake substation. Table 8.2 lists each segment with its key metrics.

8.4 Decision Areas

The route network contains four locations where alternative segment choices create trade-offs between the Pareto objectives (length versus environmental impact), producing the six Pareto-optimal routes.

8.4.1 Decision Area 1: Western Corridor

The first decision area lies in the western portion of the network, between segments 6 and 28. All six routes share the initial segment 1 from the Oneida substation and then follow segment 6 before diverging:

Path A (Route 1):

Segments 6 → 11 → 18 → 24 → 26 → 28 (4 unique segments: 11, 18, 24, 26). Length: 6.24 mi.
Total env. impact: 153.00 acres.

Table 8.2. Segment inventory for Route 1 (200 ft buffer).

Seg. ID	Length (mi)	Flood (ac)	Hydric (ac)	Wetland (ac)	Prot. (ac)	Roads	Streams
1	1.45	0.00	9.54	1.57	0.00	0	1
6	5.11	19.80	47.97	12.40	0.00	4	4
11	2.42	22.81	41.29	28.03	0.00	0	1
18	3.41	6.56	41.84	6.51	0.00	0	2
24	0.16	0.00	3.61	0.50	0.00	0	0
26	0.25	0.00	1.85	0.00	0.00	3	0
28	5.15	20.62	55.46	8.13	15.66	1	4
40	1.41	0.00	11.61	0.52	0.00	0	1
42	7.15	20.49	124.21	23.36	0.00	4	6
59	1.46	0.00	12.18	1.60	0.00	0	0
60	1.19	6.14	13.79	7.80	0.00	2	0
63	2.28	14.22	35.09	2.70	0.00	0	3
74	4.08	11.40	54.10	9.69	0.00	1	3
77	3.66	1.13	40.12	7.57	0.00	0	5
85	1.70	0.00	32.58	0.38	0.00	1	1
101	4.40	1.90	41.94	9.99	28.29	0	2
108	1.05	0.00	27.27	4.75	0.00	0	1
127	1.29	0.00	20.09	2.60	0.00	0	1
126	1.73	0.00	37.09	37.44	0.00	0	0
120	1.17	0.00	27.39	9.42	2.71	0	1
125	1.00	0.00	9.22	6.08	51.15	0	1
Total	51.51	125.07	688.24	181.04	97.81	16	37

Path B (Routes 2–6):

Segments 6 → 10 → 22 → 28 (2 unique segments: 10, 22). Length: 6.28 mi. Total env. impact: 111.11 acres.

Path A is marginally shorter (0.04 mi) but has substantially higher environmental impact (41.89 acres more), driven primarily by higher hydric soil exposure along segments 11 and 18. Only Route 1 selects Path A; all other Pareto routes prefer Path B.

8.4.2 Decision Area 2: Central Corridor (Delhi/Alaiedon)

The second decision area lies in the central portion of the network, in the Delhi and Alaiedon township area:

Path C (Routes 1, 2, and 3):

Segments 40 + 42 (2 segments). Length: 8.56 mi. Total env. impact: 180.19 acres.

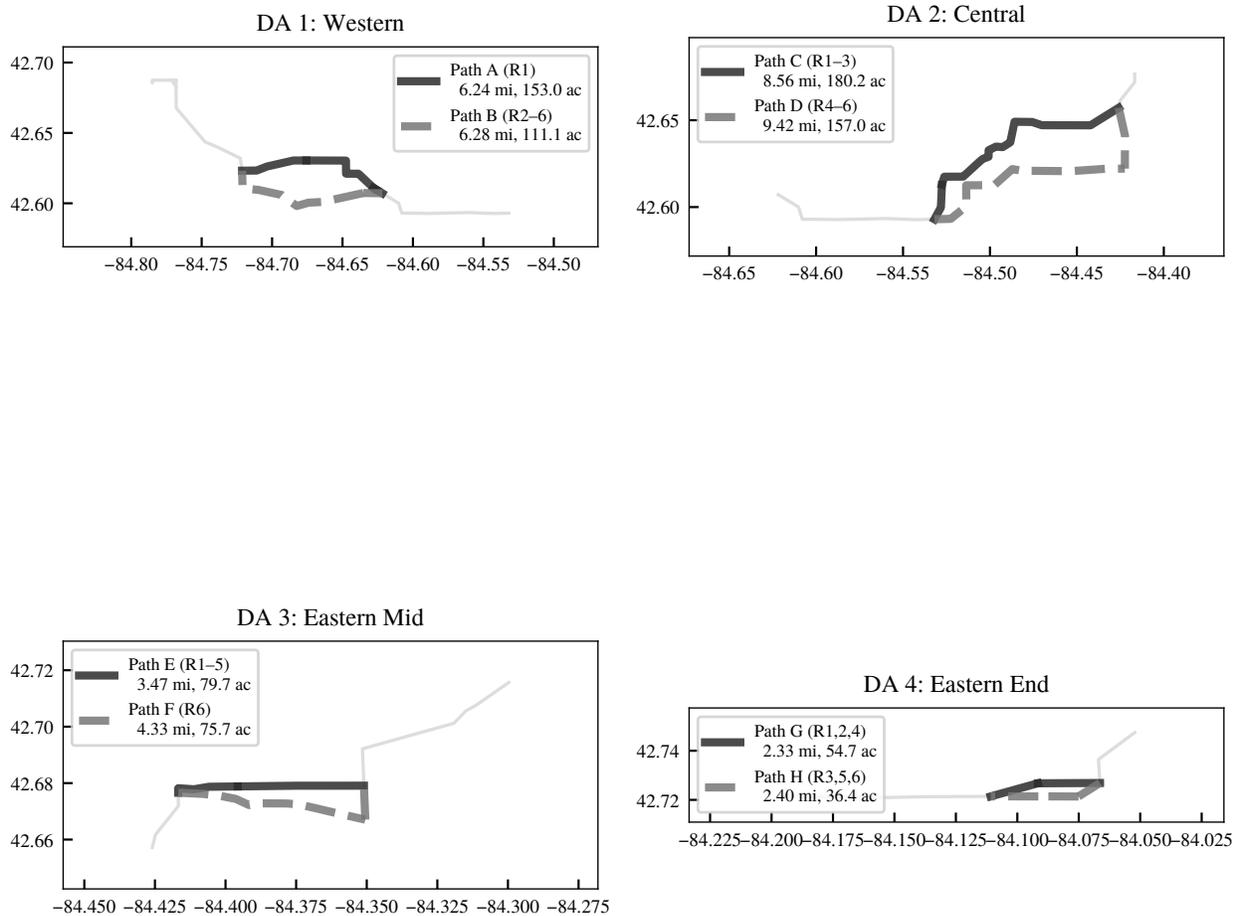


Figure 8.2. Decision area detail showing alternative segment options. Four decision areas—western, central, eastern mid, and eastern end—produce the six Pareto-optimal routes through different combinations of shorter-but-higher-impact and longer-but-lower-impact path segments.

Path D (Routes 4, 5, and 6):

Segments 41 + 58 (2 segments). Length: 9.42 mi. Total env. impact: 157.01 acres.

Path C is 0.86 mi shorter but has 23.18 acres higher environmental impact. This is the largest length difference among the four decision areas, creating a clear split between the shorter-route cluster (Routes 1–3) and the lower-impact cluster (Routes 4–6). The impact difference is driven by segment 42's high hydric soil acreage (124.21 acres) compared to the combined hydric exposure of segments 41 and 58 (105.93 acres).

8.4.3 Decision Area 3: Eastern Mid-Corridor

The third decision area lies between segments 59 and 74:

Path E (Routes 1–5):

Segments 60 + 63 (2 segments). Length: 3.47 mi. Total env. impact: 79.74 acres.

Path F (Route 6):

Segments 62 + 73 (2 segments). Length: 4.33 mi. Total env. impact: 75.66 acres.

Path E is 0.86 mi shorter with 4.08 acres higher environmental impact. This trade-off is relatively small in impact terms; only Route 6 selects Path F, combining it with the lower-impact choices in all other decision areas to achieve the overall lowest environmental impact.

8.4.4 Decision Area 4: Eastern End Corridor

The fourth decision area lies between segments 101 and 126:

Path G (Routes 1, 2, and 4):

Segments 101 → 108 → 127 → 126 (2 unique segments: 108, 127). Length: 2.33 mi. Total env. impact: 54.71 acres.

Path H (Routes 3, 5, and 6):

Segments 101 → 107 → 110 → 119 → 126 (3 unique segments: 107, 110, 119). Length: 2.40 mi. Total env. impact: 36.41 acres.

Path G is 0.07 mi shorter but has 18.30 acres higher environmental impact. The difference is concentrated in hydric soils: Path G has 47.36 acres of hydric soil versus 32.62 acres for Path H.

8.4.5 Route Construction from Decision Areas

The six Pareto-optimal routes arise from combinations of the four decision area choices:

Table 8.3. Decision area path selections for each Pareto-optimal route.

Route	DA 1 (Western)	DA 2 (Central)	DA 3 (East Mid)	DA 4 (East End)
Route 1	A (11+18+24+26)	C (40+42)	E (60+63)	G (108+127)
Route 2	B (10+22)	C (40+42)	E (60+63)	G (108+127)
Route 3	B (10+22)	C (40+42)	E (60+63)	H (107+110+119)
Route 4	B (10+22)	D (41+58)	E (60+63)	G (108+127)
Route 5	B (10+22)	D (41+58)	E (60+63)	H (107+110+119)
Route 6	B (10+22)	D (41+58)	F (62+73)	H (107+110+119)

8.4.6 Implications

The four decision areas collectively account for the full 1.82 mi / 87.45 acres spread of the Pareto frontier. The central decision area (DA 2) contributes the largest length difference (0.86 mi), while the western decision area (DA 1) contributes the largest environmental impact difference (41.89 acres). The progression from Route 1 to Route 6 represents a systematic shift from shorter, higher-impact path choices to longer, lower-impact alternatives across all four decision areas.

The environmental data used in this analysis excludes FEMA Zone X (non-regulatory) features and uses a geometrically verified 2,000 ft buffer with meter-based area calculations in EPSG:3078. The resulting Pareto analysis yields six optimal routes with genuine—but compact—trade-offs between length and environmental impact.

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9 Comparative Analysis

This section provides detailed comparative analysis of the six Pareto-optimal routes against the broader route population, examines the composition of environmental impact by layer, normalizes impact on a per-mile basis, and demonstrates the robustness of route selection under varying assumptions. As developed below, the six routes span 1.82 mi in length and 87.45 acres in total environmental impact—a compact frontier relative to the full network, where routes range from 51.51 mi to 112.04 mi in length and 1,004.71 acres to 2,980.46 acres in environmental impact. All six Pareto routes dramatically outperform the remaining 313,410 alternatives.

9.1 Route Population Context

Routes 1 through 6 occupy the extreme lower-left corner of the objective space (fig. 6.2), simultaneously minimizing route length and environmental impact. Table 9.1 places all six Pareto routes in the context of the full 313,416-route population.

Table 9.1. Pareto-optimal routes compared to network extremes.

Metric	R1	R2	R3	R4	R5	R6	Net. Min	Net. Max
Length (mi)	51.51	51.54	51.62	52.40	52.47	53.33	51.51	112.04
Total env. (ac)	1,092.16	1,050.27	1,031.97	1,027.09	1,008.79	1,004.71	1,004.71	2,980.46
Flood zone (ac)	125.07	105.72	105.72	100.50	100.50	88.09	88.09	368.01
Hydric soil (ac)	688.24	673.70	658.96	643.81	629.07	630.80	622.86	1,729.51
Wetland (ac)	181.04	173.04	169.48	184.97	181.41	188.01	156.26	599.92
Protected (ac)	97.81	97.81	97.81	97.81	97.81	97.81	69.52	295.49

Route 1 is the shortest route in the network (51.51 mi, 21 segments), while Route 6 achieves the lowest total environmental impact (1,004.71 acres, 20 segments). Routes 2–5 occupy intermediate positions along the Pareto frontier. All six routes share 11 segments and diverge in four decision areas.

The Pareto frontier spans 1.82 mi in length (3.5% of Route 1’s length) and 87.45 acres (8.0%) in environmental impact. By contrast, the full network spans 60.53 mi in length and 1,975.75 acres in environmental impact—the Pareto frontier occupies just 3.0% of the length range and 4.4% of the impact range. All six routes are dramatically shorter and lower-impact than the network maximums of 112.04 mi and 2,980.46 acres, respectively. (The network maximum length of 112.04 mi represents the longest simple path through the 62-segment graph—a theoretical extreme that traverses nearly every segment, not a realistic routing alternative. It provides an upper bound for contextualizing the Pareto routes.)

For individual environmental layers, the six Pareto routes are near but not always at the network minimum. The routes that achieve slightly lower values on a single layer (e.g., wetland or hydric soil acreage) are substantially longer and have higher total environmental impact. The dominance of Routes 1 through 6 on the composite metric is what matters for route selection.

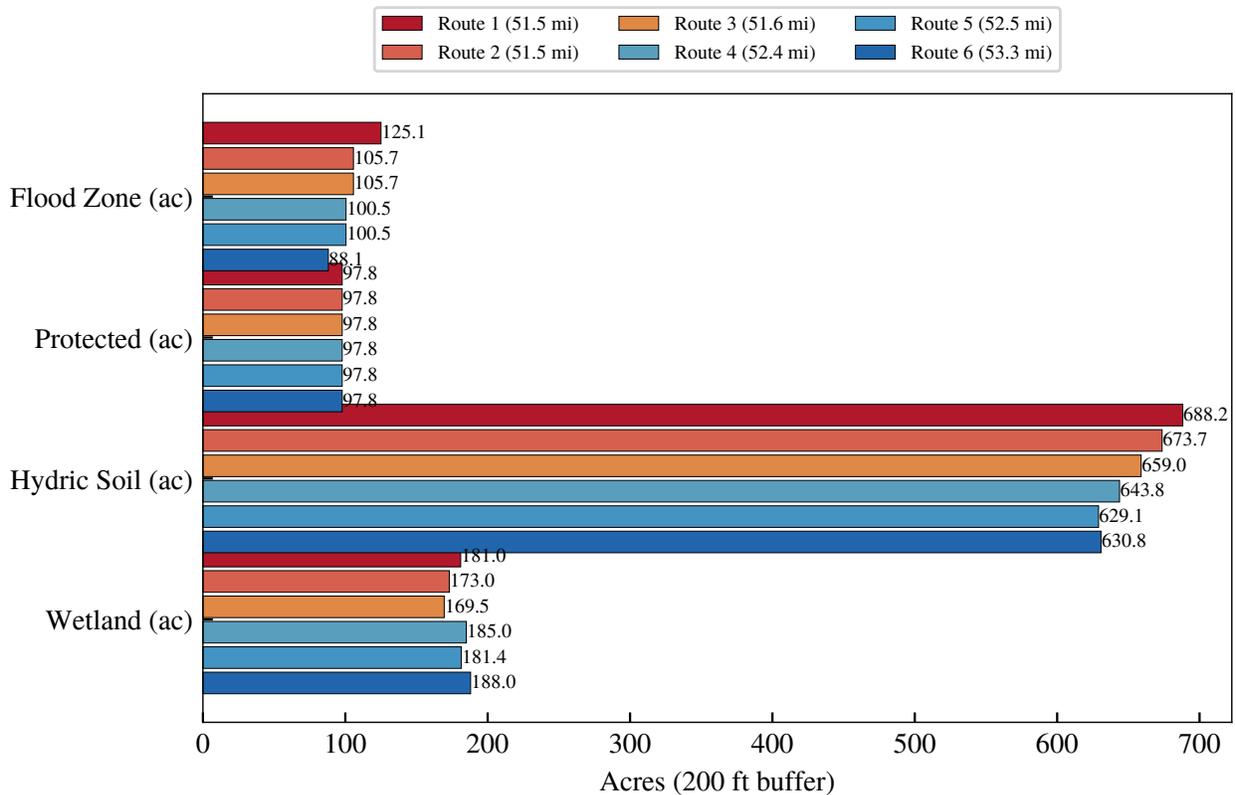


Figure 9.1. Comparison of Pareto-optimal route environmental metrics against network percentiles. All six Pareto routes cluster at the low end of every metric.

9.2 Environmental Impact Composition

The total environmental impact of Route 1 (1,092.16 acres) is composed of four layers. Table 9.2 details the composition across all six Pareto routes.

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Table 9.2. Composition of total environmental impact for all six Pareto routes.

Layer	R1	%	R2	%	R3	%	R4	%	R5	%	R6	%
	(ac)		(ac)		(ac)		(ac)		(ac)		(ac)	
Hydric soils	688.24	63.0	673.70	64.1	658.96	63.9	643.81	62.7	629.07	62.4	630.80	62.8
NWI wetlands	181.04	16.6	173.04	16.5	169.48	16.4	184.97	18.0	181.41	18.0	188.01	18.7
FEMA flood zones	125.07	11.5	105.72	10.1	105.72	10.2	100.50	9.8	100.50	10.0	88.09	8.8
Protected areas	97.81	9.0	97.81	9.3	97.81	9.5	97.81	9.5	97.81	9.7	97.81	9.7
Total	1,092.16	100	1,050.27	100	1,031.97	100	1,027.09	100	1,008.79	100	1,004.71	100

Hydric soils are the dominant component of environmental impact across all six routes, accounting for 62–64% of the total. NWI wetlands contribute 16–19%, FEMA flood zones 9–11%, and protected areas approximately 9–10%. This composition has three implications:

1. **Hydric soil management is the primary lever** for reducing environmental impact along any route in this corridor. The prevalence of hydric soils (present along all 62 segments) reflects the poorly drained glacial landscape of central Michigan. Construction in hydric soil areas requires enhanced erosion control, stormwater management, and potential foundation engineering.
2. **NWI wetlands carry significant regulatory weight** under Section 404 of the Clean Water Act. The 181.04 acres of NWI wetland overlap on Route 1 (ranging from 169.48 acres on Route 3 to 188.01 acres on Route 6) should be confirmed through field delineation and may require an individual or nationwide Section 404 permit.
3. **FEMA flood zones, while relatively modest in area** (88 acres–125 acres), carry regulatory requirements for floodplain management under the National Flood Insurance Program. This analysis excludes Zone X (non-regulatory shaded areas), retaining only Zone A and Zone AE features that indicate areas of actual flood hazard.

9.3 Hydric Soil Context

Hydric soils are the dominant component of the composite environmental impact metric, contributing 688.24 acres (63.0%) for Route 1 and ranging from 629.07 acres (62.4%) for Route 5 to 688.24 acres (63.0%) for Route 1 at the 200 ft buffer. Although hydric soils are present along all 62 segments and all 313,416 routes, per-segment acreage varies substantially (0.04–148.46 ac), and including them captures meaningful variation in environmental exposure across the corridor.

Beyond the composite metric, hydric soil acreage is an important indicator of:

- Likely presence of jurisdictional wetlands requiring field delineation;
- Challenging construction conditions (saturated soils, potential for settlement);
- Need for stormwater management and erosion control during construction; and
- Potential for indirect wetland impacts from hydrological disruption.

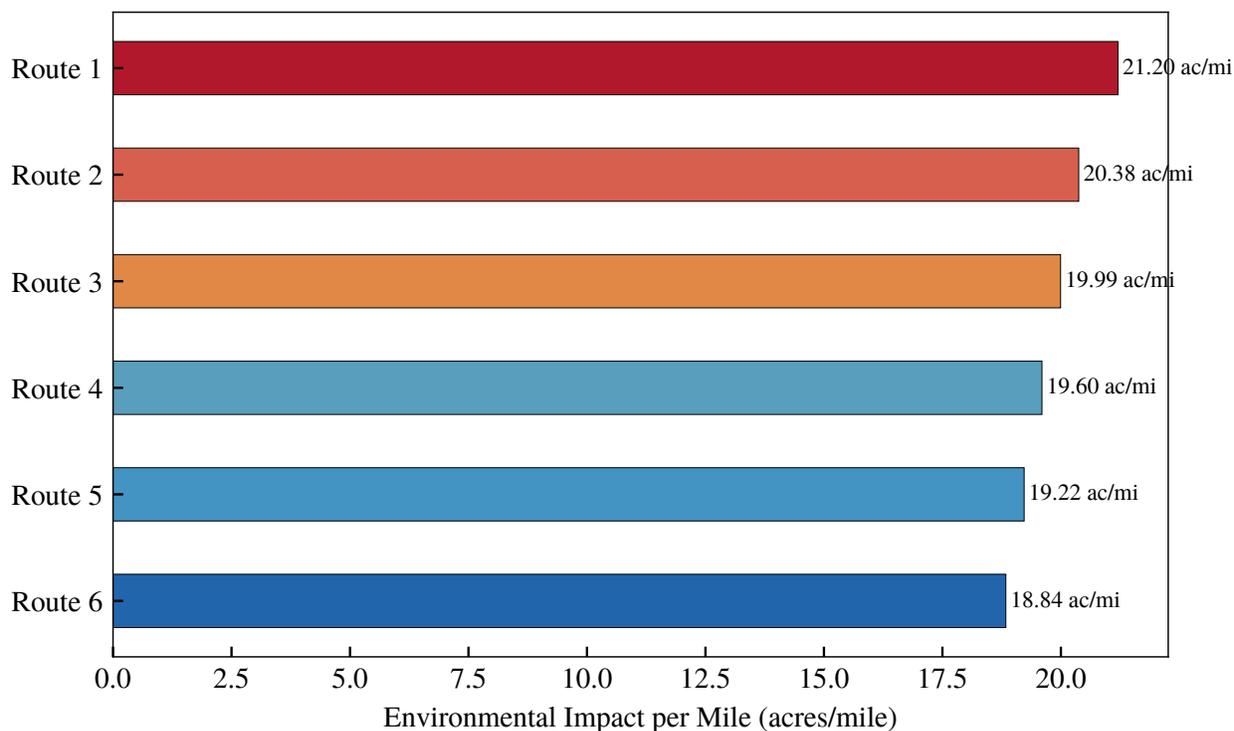
The dominance of hydric soils in the composite metric reflects the geological character of the study area. Central Michigan’s glacially derived landscape features extensive areas of poorly drained soils, particularly in the lowland areas between moraines. Segment 42, the longest segment on Route 1, has the highest hydric soil acreage at 124.21 acres—more than double the next-highest segment (segment 28 at 55.46 acres).

9.4 Impact Per Mile

Normalizing environmental impact by route length provides a per-mile intensity metric that accounts for the inherent advantage of shorter routes. Table 9.3 presents the impact-per-mile values for all six Pareto routes alongside the network extremes.

Table 9.3. Environmental impact per mile for Pareto routes and network extremes.

Metric	R1	R2	R3	R4	R5	R6	Net. Min	Net. Max
Total env. (ac/mi)	21.20	20.38	19.99	19.60	19.22	18.84	18.70	29.57

**Figure 9.2.** Environmental impact per mile for all six Pareto routes compared to network percentiles.

Route 1 achieves 21.20 acres/mi, while Route 6 achieves 18.84 acres/mi, near the network minimum of 18.70 acres/mi. The six routes span a monotonically decreasing sequence from Route 1 to Route 6, indicating that the longer routes are not merely longer—they traverse segments with genuinely lower per-unit environmental exposure.

This is a notable feature of the Pareto frontier. Route 6, despite being 1.82 mi longer than Route 1, has 11.1% lower impact per mile. The additional mile of routing in Route 6 passes through segments with below-average environmental density, yielding both a lower total impact and a lower per-mile intensity. Conversely, Route 1's shorter path concentrates environmental exposure, resulting in the highest per-mile intensity among the Pareto routes—though still well below the network maximum of 29.57 acres/mi.

9.5 Sensitivity Analysis

With six Pareto-optimal routes, the analyst's choice of objective weights influences which route is selected—but the choice is confined to these six alternatives. No weighting scheme can produce a

seventh route that is not already dominated.

Formally, consider a generalized objective function:

$$\min_r w_1 \cdot \text{Length}(r) + w_2 \cdot \text{Impact}(r) \quad (9.1)$$

where $w_1, w_2 \geq 0$ and $w_1 + w_2 > 0$. When w_1 is large relative to w_2 , the optimizer favors Route 1 (the shortest route at 51.51 mi). When w_2 is large relative to w_1 , the optimizer favors Route 6 (the lowest-impact route at 1,004.71 acres). Routes 2–5 are selected for intermediate weight ratios. The crossover thresholds between adjacent routes on the frontier can be computed from the marginal rate of substitution:

$$\frac{w_2}{w_1} = \frac{\Delta \text{Length}}{\Delta \text{Impact}} \quad (9.2)$$

For the transition from Route 1 to Route 2, the marginal rate is $0.04 \text{ mi}/41.89 \text{ acres} = 0.001,0 \text{ mi}/\text{acre}$. For the transition from Route 3 to Route 4 (crossing from the short cluster to the long cluster), the rate is $0.79 \text{ mi}/4.88 \text{ acres} = 0.16 \text{ mi}/\text{acre}$ —a substantially steeper trade-off that requires a strong length preference to justify the shorter central routing.

Route Dominance

The sensitivity of route selection to objective weights operates within a compact frontier spanning 1.82 mi in length and 87.45 acres in environmental impact. The six Pareto routes divide into two clusters:

- **Short cluster** (Routes 1–3): 51.51 mi–51.62 mi, 1,031.97 acres–1,092.16 acres. Near-equivalent shortest paths differing only in western and eastern end segments.
- **Low-impact cluster** (Routes 4–6): 52.40 mi–53.33 mi, 1,004.71 acres–1,027.09 acres. Longer routes through the alternative central corridor with lower environmental impact.

The choice between the two clusters—requiring approximately one additional mile for 65–87 acres of impact reduction—represents the primary decision. Within each cluster, the differences are small (at most 0.11 mi and 60.19 acres within the short cluster; 0.93 mi and 22.38 acres within the low-impact cluster).

All 313,410 remaining routes are dominated and cannot be optimal under any non-negative weight combination.

This six-route frontier, while larger than a single-dominant-route outcome, remains compact relative to typical multi-objective routing problems where the Pareto frontier may span wide trade-off ranges and the preferred route depends heavily on subjective weighting. Here, the frontier spans just 3.5% of the length range and 8.0% of the impact range, and the route recommendation remains **robust to reasonable variation in objective weights**.

9.5.1 Within-Composite Weighting

The composite environmental metric assigns equal weight (1:1:1:1) to the four constituent layers. An alternative approach could assign differential weights reflecting regulatory significance—for

example, weighting NWI wetlands more heavily due to Section 404 permitting requirements, or weighting protected areas more heavily due to GAP status restrictions. However, because hydric soils dominate the composite at 62–64% of total impact across all six routes and the proportional composition is approximately stable (table 9.2), route rankings are robust to reasonable reweighting. Route 6 achieves the lowest or near-lowest acreage on three of four layers (hydric soils, flood zones, and protected areas) and remains optimal under any weighting scheme that does not overwhelmingly prioritize NWI wetlands—the one layer where Route 6 is slightly higher than Routes 1–3 (188.01 acres vs. 169.48 acres–181.04 acres; see section 9.2).

9.6 Segment-Level Analysis

Figure 9.3 presents a heatmap of the seven principal environmental metrics across the 21 segments of Route 1, providing a visual summary of where environmental exposure concentrates along the route.

The heatmap reveals that environmental impact is concentrated in a relatively small number of segments:

- **Segment 42** (7.15 mi): Highest hydric soil exposure (124.21 acres) and highest total composite impact (168.06 acres); located in the Delhi/Alaiedon area. This segment's hydric soil acreage alone exceeds the entire flood zone exposure of Route 1.
- **Segment 28** (5.15 mi): Second-highest total composite impact (99.87 acres) with notable flood zone exposure (20.62 acres) and the second-highest protected area overlap (15.66 acres) among Route 1 segments.
- **Segment 11** (2.42 mi): Highest wetland exposure (28.03 acres) and substantial hydric soil (41.29 acres), producing a total composite impact of 92.13 acres despite its relatively short length.
- **Segment 101** (4.40 mi): Highest protected area overlap (28.29 acres) in the corridor interior, with a total composite impact of 82.12 acres.
- **Segment 125** (1.00 mi): Although the shortest segment on Route 1, it has the highest protected area overlap at 51.15 acres, reflecting its proximity to the Sabine Lake terminus.

These segments represent the highest-exposure portions of Route 1 and are therefore the areas where targeted mitigation efforts—such as micro-siting within the right-of-way, construction timing restrictions, or compensatory mitigation—would yield the greatest benefit. Segment 42's dominant hydric soil exposure underscores the importance of geotechnical investigation and wetland delineation in the Delhi/Alaiedon corridor.

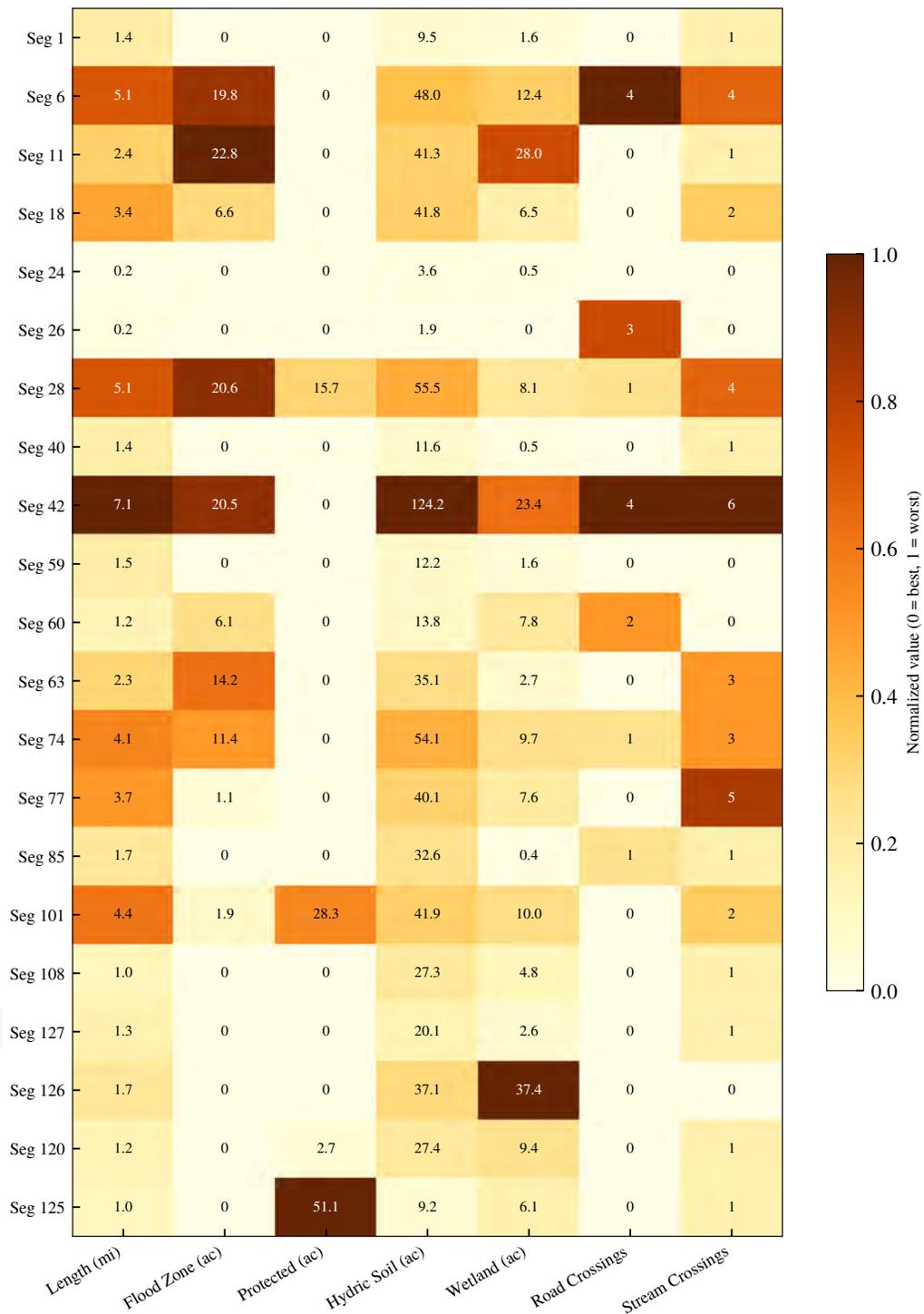


Figure 9.3. Environmental metric heatmap for the 21 segments of Route 1. Darker cells indicate higher metric values. Segments 42, 28, and 11 exhibit the highest overall environmental exposure.

10 Findings and Recommendations

10.1 Principal Findings

Finding 10.1

Six Pareto-optimal routes identified from 313,416 feasible routes. Exhaustive enumeration of all 313,416 feasible source-to-sink routes, evaluated on two objectives (route length and composite environmental impact), identifies exactly six Pareto-optimal routes. Route 1 is the shortest (51.51 mi, 1,092.16 acres, 21 segments), Route 6 has the lowest environmental impact (1,004.71 acres, 53.33 mi, 20 segments), and Routes 2–5 are intermediate. The exhaustive enumeration guarantees mathematical completeness: no superior route within the network has been overlooked.

Finding 10.2

The six Pareto routes exhibit a meaningful but modest trade-off. Route 1 and Route 6 differ by 1.82 mi in length and 87.45 acres (8.0%) in total environmental impact. Routes 1–3 are particularly close, sharing 15 segments and differing by only 0.11 mi and 60.19 acres. Four decision areas in the western, central, eastern-mid, and eastern-end portions of the network account for all divergence among the six routes. Under any reasonable weighting of route length versus environmental impact, one of these six routes is optimal.

Near-Dominance Result

The six Pareto-optimal routes span 1.82 mi in length and 87.45 acres in environmental impact (8.0%). Routes 1–3 are separated by at most 0.11 mi and 60.19 acres—differences that are well within the uncertainty inherent in desktop GIS analysis. Any of the six routes satisfies the Act 30 “feasible and reasonable” standard (Michigan Act 30); Route 6 is recommended as the route with the lowest composite environmental impact at a modest cost of 1.82 mi of additional length.

Finding 10.3

Hydric soils are the dominant environmental constraint. Hydric soil acreage accounts for 63.0% of Route 1’s total environmental impact (688.24 acres of 1,092.16 acres). With non-regulatory Zone X excluded, FEMA flood zones account for only 11.5% (125.07 acres). NWI wetlands contribute 16.6% (181.04 acres) and protected areas contribute 9.0% (97.81 acres). Hydric soil management—including geotechnical assessment and construction planning for saturated soil conditions—is the primary lever for reducing environmental impact along the corridor.

Finding 10.4

NWI wetlands are a significant secondary constraint. Route 1 traverses 181.04 acres of NWI-mapped wetlands at the 200 ft buffer (16.6% of total environmental impact); Route 2 traverses 173.04 acres and Route 6 traverses 188.01 acres. These areas are subject to Section 404 of the Clean Water Act and will require coordination with the U.S. Army Corps of Engineers. Field wetland delineation is recommended to confirm desktop mapping results prior to permitting.

Finding 10.5

Protected area impact is concentrated in shared segments. All six Pareto routes traverse 97.81 acres of PAD-US protected areas, concentrated in Segments 125 (51.15 acres), 101 (28.29 acres), 28 (15.66 acres), and 120 (2.71 acres). Because these segments are shared among all six Pareto routes, protected area exposure cannot be reduced through route selection in any decision area. Coordination with managing agencies is recommended.

Finding 10.6

FEMA flood zones are modest after Zone X exclusion. After removing non-regulatory Zone X polygons and retaining only regulatory zones (A, AE), flood zone acreage is substantially reduced. Route 1 traverses 125.07 acres (11.5% of total impact), while Route 6 traverses 88.09 acres (8.8%). Across all 62 segments, only 30 have non-zero flood zone acreage at the 200 ft buffer. The aggregate network total is 521 acres. Flood zone exposure remains relevant for FEMA floodplain compliance but is no longer the dominant environmental constraint.

Finding 10.7

No mapped contamination sources fall within the 200 ft corridor. All six Pareto routes encounter zero Part 201 contamination site points, zero underground storage tank locations, zero brownfield site points, and zero dams within the 200 ft corridor. These features are present only within the broader 2,000 ft study area (12 Part 201 sites, 24 USTs, 2 brownfields, 2 dams). Because these data represent facility centroids or point locations, subsurface contamination plumes from nearby sources could potentially extend into the corridor. Phase I (and potentially Phase II) Environmental Site Assessments are recommended to verify actual contamination conditions (see Recommendation 9.3). Contamination is not a differentiating factor in route selection at the corridor level, as all six routes have identical zero-count results.

Finding 10.8

Four decision areas create the trade-offs among Pareto routes. All six Pareto routes share 11 segments (1, 6, 28, 59, 74, 77, 85, 101, 126, 120, 125). Divergence occurs in four areas: (1) the western network, where Route 1 traverses Segments 11, 18, 24, and 26, while Routes 2–6 traverse Segments 10 and 22; (2) the central network, where Routes 1–3 traverse Segments 40 and 42, while Routes 4–6 traverse Segments 41 and 58; (3) the eastern-mid network, where Routes 1–5 traverse Segments 60 and 63, while Route 6 traverses Segments 62 and 73; and (4) the eastern-end network, where Routes 1, 2, and 4 traverse Segments 108 and 127, while Routes 3, 5, and 6 traverse Segments 107, 110, and 119. These four decision areas account for the full 1.82 mi length difference and 87.45 acres environmental impact difference between Routes 1 and 6.

Finding 10.9

Impact per mile is consistent across Pareto routes. Route 1 achieves an environmental impact intensity of 21.20 acres/mi, Route 2 achieves 20.38 acres/mi, and Route 6 achieves 18.84 acres/mi. These values are among the lowest in the network and confirm that the Pareto routes' optimality is not merely a consequence of shorter length but reflects genuinely lower per-unit environmental exposure.

Finding 10.10

Fifteen environmental layers provide comprehensive assessment. This analysis evaluates 15 environmental and infrastructure layers—7 polygon (area), 5 point (count), and 3 line (crossing count)—including wellhead protection areas, potential restoration sites, contamination inventories (Part 201, USTs, brownfields), and hydrologic crossings.

10.2 Act 30 Regulatory Compliance

The analysis addresses the environmental impact criterion of Michigan Act 30 (Michigan Act 30) through:

Exhaustive evaluation.

All 313,416 feasible routes within the ITC/Burns & McDonnell network are evaluated, ensuring no candidate route is overlooked.

Multi-objective optimization.

The Pareto framework identifies the six routes that optimally balance route length against environmental impact, consistent with the Act 30 requirement to consider both feasibility and environmental impact.

Quantitative environmental assessment.

Fifteen environmental layers are quantified at the segment level using authoritative public data sources, providing an objective basis for route comparison.

Near-dominance.

The six Pareto-optimal routes span 1.82 mi and 87.45 acres (8.0%), with Routes 1–3 differing

by at most 0.11 mi and 60.19 acres. The modest trade-off between length and environmental impact supports an effectively unambiguous recommendation that satisfies Act 30’s “feasible and reasonable” standard.

Four decision areas.

The six Pareto routes diverge in four localized decision areas (western, central, eastern-mid, eastern-end), while sharing 11 segments. This structure enables phased engineering and permitting for the shared segments while the decision areas are resolved.

Transparency and reproducibility.

The entire analytical pipeline—from data retrieval to route optimization—is documented, reproducible, and available for independent verification, consistent with *Daubert* standards for expert methodology.

10.3 Recommendations

Recommendation 10.1

Adopt Route 6 as the preferred route. Route 6 (Segments 1, 6, 10, 22, 28, 41, 58, 59, 62, 73, 74, 77, 85, 101, 107, 110, 119, 126, 120, 125) should be adopted as the preferred route. At 53.33 mi and 1,004.71 acres, it achieves the lowest composite environmental impact among all 313,416 evaluated routes—87.45 acres (8.0%) less than Route 1—at a cost of only 1.82 mi of additional length (3.5%). Its impact per mile of 18.84 acres/mi is the lowest among the Pareto routes and near the network minimum of 18.70 acres/mi. Route 6’s lower composite impact is achieved despite slightly higher NWI wetland acreage (188.01 acres vs. 181.04 acres on Route 1), because its reductions in flood zone exposure (36.98 acres) and hydric soil acreage (57.44 acres) more than compensate. All six Pareto routes will require Section 404 coordination regardless of route selection. Routes 4 and 5 are equally acceptable alternatives that share Route 6’s central corridor; Routes 1–3 remain viable where minimizing route length is the overriding priority.

Recommendation 10.2

Conduct field wetland delineation. The 188.01 acres of NWI-mapped wetlands along Route 6 (or 181.04 acres along Route 1, 173.04 acres along Route 2) should be confirmed through field wetland delineation. Desktop NWI data date from approximately 2015 and may not reflect current conditions. Delineation results will inform Section 404 permitting requirements.

Recommendation 10.3

Conduct Phase I Environmental Site Assessments. Phase I ESAs should be performed for the route corridor. Although no Part 201 contamination sites, underground storage tanks, brown-fields, or dams are present within the 200 ft corridor, 12 Part 201 sites and 24 USTs are present within the broader 2,000 ft study area. Segments with elevated hydric soil concentrations warrant particular attention.

Recommendation 10.4

Commission cultural resource survey. No cultural resource or archaeological data are included in this analysis due to the absence of publicly available SHPO data. A Phase I archaeological survey and cultural resource assessment should be conducted for the preferred route corridor prior to MPSC filing.

Recommendation 10.5

Obtain county and local road data. The current analysis includes only MDOT state-maintained roads. County and local road crossing data should be obtained and incorporated to provide a complete picture of transportation infrastructure conflicts.

Recommendation 10.6

Proceed with detailed engineering for the 11 shared segments immediately; resolve the four decision areas for the remaining segments. Because all six Pareto routes share 11 of their segments (1, 6, 28, 59, 74, 77, 85, 101, 126, 120, 125), detailed engineering, land acquisition, and environmental permitting activities can proceed for these shared segments in parallel without risk that the route recommendation will change. The four decision areas—(1) western: Segments 11, 18, 24, 26 versus 10, 22; (2) central: Segments 40, 42 versus 41, 58; (3) eastern-mid: Segments 60, 63 versus 62, 73; and (4) eastern-end: Segments 108, 127 versus 107, 110, 119—should be resolved through field verification and stakeholder consultation.

A Segment Environmental Inventory

This appendix provides the complete environmental inventory for all 62 candidate route segments at the 200 ft corridor buffer. Segments marked with * in the “Opt.” column are part of Pareto-optimal Route 1; segments marked with † are part of another Pareto route (Routes 2–6) but not Route 1.

Table A.1 presents the polygon (area) metrics and table A.2 presents the point and line (count/crossing) metrics.

DRAFT

Table A.1. Segment polygon metrics (200 ft buffer, acres).

Seg.	Len. (mi)	Flood	Hydric	Wetland	Prot.	Wellh.	LUR	Restor.	Env. Tot.	Opt.
1	1.45	0.00	9.54	1.57	0.00	0.00	0.00	12.15	11.11	*
6	5.11	19.80	47.97	12.40	0.00	40.46	0.00	85.95	80.17	*
7	8.01	44.04	148.46	27.77	11.23	24.14	0.00	128.27	231.50	—
10	5.59	10.02	70.87	27.04	0.00	0.00	0.00	57.93	107.93	†
11	2.42	22.81	41.29	28.03	0.00	11.65	0.00	14.55	92.13	*
18	3.41	6.56	41.84	6.51	0.00	50.27	0.00	40.33	54.91	*
22	0.68	0.00	3.18	0.00	0.00	0.00	0.00	2.59	3.18	†
23	0.51	0.00	5.27	0.00	0.00	0.00	0.00	4.67	5.27	—
24	0.16	0.00	3.61	0.50	0.00	0.00	0.00	3.61	4.11	*
25	0.45	0.00	7.25	0.50	0.00	0.00	0.00	6.37	7.75	—
26	0.25	0.00	1.85	0.00	0.00	0.00	0.00	1.85	1.85	*
27	0.34	0.00	5.60	0.00	0.00	0.00	0.00	4.95	5.60	—
28	5.15	20.62	55.46	8.13	15.66	0.00	0.00	50.98	99.87	*
38	5.22	62.10	94.75	45.16	0.00	41.49	0.00	55.29	202.01	—
40	1.41	0.00	11.61	0.52	0.00	0.00	0.00	14.82	12.13	*
41	6.98	15.27	78.58	35.81	0.00	0.00	0.00	48.70	129.66	†
42	7.15	20.49	124.21	23.36	0.00	0.00	0.00	84.35	168.06	*
58	2.43	0.00	27.35	0.00	0.00	0.00	0.00	27.36	27.35	†
59	1.46	0.00	12.18	1.60	0.00	0.00	0.00	9.75	13.78	*
60	1.19	6.14	13.79	7.80	0.00	0.00	0.00	3.13	27.73	*
61	2.27	33.29	57.59	29.04	0.00	0.00	0.00	34.93	119.92	—
62	3.50	7.69	38.18	16.62	0.00	0.00	0.00	30.88	62.49	†
63	2.28	14.22	35.09	2.70	0.00	0.00	0.00	16.69	52.01	*
64	7.86	60.39	119.13	85.43	21.31	0.00	0.00	36.24	286.26	—
71	7.74	22.00	115.63	5.84	0.00	1.22	0.00	99.90	143.47	—
72	3.51	0.00	64.30	3.83	0.00	0.00	0.00	63.61	68.13	—
73	0.83	0.26	12.43	0.48	0.00	0.00	0.00	11.83	13.17	†
74	4.08	11.40	54.10	9.69	0.00	0.00	0.00	42.58	75.19	*
75	0.47	2.00	11.49	2.14	0.00	0.00	0.00	7.16	15.63	—

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Table A.1. Segment polygon metrics (continued).

Seg.	Len. (mi)	Flood	Hydric	Wetland	Prot.	Wellh.	LUR	Restor.	Env. Tot.	Opt.
76	4.39	3.41	71.35	13.80	0.00	69.36	0.00	49.46	88.56	—
77	3.66	1.13	40.12	7.57	0.00	20.80	0.00	38.47	48.82	*
78	5.16	19.00	89.37	24.86	0.00	25.07	0.00	57.71	133.23	—
79	1.70	19.58	33.91	1.64	0.00	0.00	0.00	29.86	55.13	—
80	5.04	25.87	80.94	32.94	0.00	52.19	0.00	61.40	139.75	—
85	1.70	0.00	32.58	0.38	0.00	0.00	0.00	36.92	32.96	*
86	1.88	3.89	21.03	0.29	0.00	0.00	0.00	17.74	25.21	—
87	3.72	26.63	74.38	5.25	0.00	0.00	0.00	49.10	106.26	—
88	1.06	3.54	15.34	5.63	0.00	0.00	0.00	3.80	24.51	—
93	4.26	4.57	69.66	2.00	0.00	0.00	0.00	58.07	76.23	—
94	2.36	11.08	32.74	2.74	0.00	0.00	0.00	22.39	46.56	—
95	0.27	0.00	9.81	4.91	0.00	0.00	0.00	0.83	14.72	—
96	0.27	0.00	8.37	5.84	0.00	0.00	0.00	0.00	14.21	—
97	0.16	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.04	—
98	2.39	0.00	45.19	24.47	0.00	0.00	0.00	13.87	69.66	—
99	2.33	0.00	30.63	9.28	0.00	0.00	0.00	17.29	39.91	—
100	4.36	21.23	50.23	22.32	0.00	0.11	0.00	47.28	93.78	—
101	4.40	1.90	41.94	9.99	28.29	0.00	0.00	28.92	82.12	*
107	0.99	0.00	22.33	3.22	0.00	0.00	0.00	5.46	25.55	†
108	1.05	0.00	27.27	4.75	0.00	0.00	0.00	6.93	32.02	*
109	0.37	0.00	12.12	2.51	0.00	0.00	0.00	2.88	14.63	—
110	0.83	0.00	5.67	0.05	0.00	0.00	0.00	3.61	5.72	†
112	0.92	0.00	5.42	0.00	0.00	0.00	0.00	7.25	5.42	—
114	3.47	0.00	101.98	39.11	0.00	0.00	0.00	67.62	141.09	—
115	2.11	0.00	34.39	21.47	0.00	0.00	0.00	16.20	55.86	—
116	2.39	0.00	49.22	23.69	3.35	0.00	0.00	19.87	76.26	—
117	4.73	0.00	93.99	60.98	88.64	0.00	0.00	9.05	243.61	—
118	1.75	0.00	13.67	15.13	79.21	0.00	0.00	0.63	108.01	—
119	0.58	0.00	4.62	0.52	0.00	0.00	0.00	4.57	5.14	†

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Table A.1. Segment polygon metrics (continued).

Seg.	Len. (mi)	Flood	Hydric	Wetland	Prot.	Wellh.	LUR	Restor.	Env. Tot.	Opt.
120	1.17	0.00	27.39	9.42	2.71	0.00	0.00	28.50	39.52	*
125	1.00	0.00	9.22	6.08	51.15	0.00	0.00	2.28	66.45	*
126	1.73	0.00	37.09	37.44	0.00	0.00	0.00	17.16	74.53	*
127	1.29	0.00	20.09	2.60	0.00	0.00	0.00	17.41	22.69	*

Table A.2. Segment point and line metrics (200 ft buffer).

Seg.	P201	UST	Brown.	Dam	Air.	Roads	Rail	Stream	Opt.
1	0	0	0	0	0	0	0	1	*
6	0	0	0	0	0	4	2	4	*
7	0	0	0	0	0	13	1	7	—
10	0	0	0	0	0	0	0	5	†
11	0	0	0	0	0	0	0	1	*
18	0	0	0	0	0	0	0	2	*
22	0	0	0	0	0	3	0	0	†
23	0	0	0	0	0	0	0	0	—
24	0	0	0	0	0	0	0	0	*
25	0	0	0	0	0	4	0	0	—
26	0	0	0	0	0	3	0	0	*
27	0	0	0	0	0	2	0	0	—
28	0	0	0	0	0	1	0	4	*
38	0	0	0	0	0	0	0	3	—
40	0	0	0	0	0	0	0	1	*
41	0	0	0	0	0	2	1	5	†
42	0	0	0	0	0	4	1	6	*
58	0	0	0	0	0	0	0	0	†
59	0	0	0	0	0	0	0	0	*
60	0	0	0	0	0	2	0	0	*
61	0	0	0	0	0	0	0	3	—
62	0	0	0	0	0	3	0	3	†
63	0	0	0	0	0	0	0	3	*
64	0	0	0	0	0	2	1	12	—
71	0	0	0	0	0	0	0	6	—
72	0	0	0	0	0	0	0	3	—
73	0	0	0	0	0	2	0	1	†
74	0	0	0	0	0	1	1	3	*
75	0	0	0	0	0	0	0	1	—
76	0	0	0	0	0	3	0	5	—

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Table A.2. Segment point and line metrics (continued).

Seg.	P201	UST	Brown.	Dam	Air.	Roads	Rail	Stream	Opt.
77	0	0	0	0	0	0	0	5	*
78	0	0	0	0	0	1	0	5	—
79	0	0	0	0	0	0	0	4	—
80	0	0	0	0	0	3	1	5	—
85	0	0	0	0	0	1	0	1	*
86	0	0	0	0	0	0	0	1	—
87	0	0	0	0	0	1	0	2	—
88	0	0	0	0	0	0	0	1	—
93	0	0	0	0	0	3	1	2	—
94	0	0	0	0	0	6	0	2	—
95	0	0	0	0	0	0	0	1	—
96	0	0	0	0	0	0	0	1	—
97	0	0	0	0	0	0	0	0	—
98	0	0	0	0	0	0	0	4	—
99	0	0	0	0	0	6	0	1	—
100	0	0	0	0	0	5	1	3	—
101	0	0	0	0	0	0	0	2	*
107	0	0	0	0	0	0	0	2	†
108	0	0	0	0	0	0	0	1	*
109	0	0	0	0	0	0	0	1	—
110	0	0	0	0	0	0	0	1	†
112	0	0	0	0	0	0	0	0	—
114	0	0	0	0	0	0	0	5	—
115	0	0	0	0	0	0	0	1	—
116	0	0	0	0	0	0	0	2	—
117	0	0	0	0	0	0	0	3	—
118	0	0	0	0	0	0	0	0	—
119	0	0	0	0	0	0	0	0	†
120	0	0	0	0	0	0	0	1	*
125	0	0	0	0	0	0	0	1	*

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Table A.2. Segment point and line metrics (continued).

Seg.	P201	UST	Brown.	Dam	Air.	Roads	Rail	Stream	Opt.
126	0	0	0	0	0	0	0	0	*
127	0	0	0	0	0	0	0	1	*

B Data Provenance and Methodology Details

This appendix documents the coordinate reference systems, software dependencies, data source details, analytical limitations, and reproducibility procedures underlying the route optimization analysis.

B.1 Coordinate Reference Systems

Two coordinate reference systems (CRS) are used in this analysis. Table B.1 summarizes each CRS and its usage context.

Table B.1. Coordinate reference systems used in the analysis.

CRS Name	EPSG Code	Type	Usage Context
WGS 84	4326	Geographic	Data storage, interchange, and display; latitude/longitude coordinates for all GeoJSON and source data files
Michigan GeoRef	3078	Projected	All area and distance computations; oblique Mercator projection optimized for Michigan with units in meters

All spatial overlay and area calculations are performed after projecting geometries to EPSG:3078 (Michigan GeoRef). This projection minimizes distortion for area measurements across the state of Michigan and is the standard CRS used by the Michigan Department of Technology, Management, and Budget (DTMB) for statewide geospatial analyses. EPSG:3078 uses meters as its native linear unit. Area values are computed in square meters and converted to acres (1 acre = 4,046.856,4 m²). Distance values are computed in meters and converted to miles (1 mile = 1,609.344 m). Buffer distances (e.g., 200 ft = 60.96 m, 2,000 ft = 609.6 m) are converted from feet to meters before applying the buffer operation.

Source data delivered in other projections (e.g., NAD83, UTM Zone 16N) are reprojected to EPSG:3078 prior to analysis. All output GeoJSON files are stored in EPSG:4326 for interoperability.

B.2 Software and Libraries

The analysis pipeline is implemented entirely in open-source software. Table B.2 lists the principal software components and their roles.

Table B.2. Software and library dependencies.

Package	Version	Role
Python	3.13	Core programming language
uv	0.6+	Python environment and dependency management
NetworkX	3.x	Graph construction, path enumeration, Pareto optimization
GeoPandas	1.1.2	Geospatial data handling, spatial joins, overlay analysis
Shapely	2.1.2	Geometric operations (buffering, intersection, area computation)
Matplotlib	3.10	Visualization and figure generation (PDF backend)
pandas	2.x	Tabular data manipulation and aggregation
pyproj	3.7.2	Coordinate reference system transformations
requests	2.x	HTTP API data retrieval

All dependencies are available via the Python Package Index (PyPI) and are managed through the uv package manager. No proprietary software or data services are required to reproduce the analysis.

B.3 Data Sources Detail

This section provides detailed provenance information for each environmental constraint layer used in the analysis.

B.3.1 FEMA National Flood Hazard Layer (NFHL)

Source:

Federal Emergency Management Agency (FEMA)

Dataset:

National Flood Hazard Layer (NFHL)

URL:

<https://www.fema.gov/flood-maps/national-flood-hazard-layer>

Coverage:

Counties intersecting the study corridor (Ingham, Eaton, Clinton, Livingston, Shiawassee, Genesee)

License:

Public domain (U.S. Government work)

Preprocessing:

Regulatory floodplain zones (A, AE) were retained; Zone X (shaded and unshaded) was excluded as non-regulatory. Flood zone polygons clipped to study area extent and intersected with 200-ft segment corridor buffers in EPSG:3078.

B.3.2 Protected Areas Database of the United States (PAD-US)**Source:**

U.S. Geological Survey (USGS)

Dataset:

Protected Areas Database of the United States, Version 4.0

URL:

<https://www.usgs.gov/programs/gap-analysis-project/science/pad-us-data-download>

License:

Public domain (U.S. Government work)

Preprocessing:

Protected area polygons filtered to GAP Status codes 1–3 (managed for biodiversity or with multiple-use mandates). Intersected with 200-ft segment corridor buffers in EPSG:3078.

B.3.3 National Wetlands Inventory (NWI)**Source:**

U.S. Fish and Wildlife Service (USFWS)

Dataset:

National Wetlands Inventory (NWI)

URL:

<https://www.fws.gov/program/national-wetlands-inventory/wetlands-data>

Vintage:

Approximately 2015 for the Michigan coverage used

License:

Public domain (U.S. Government work)

Preprocessing:

All NWI wetland polygons within the study area extent were retained regardless of Cowardin classification. Intersected with 200-ft segment corridor buffers in EPSG:3078.

B.3.4 Hydric Soils**Source:**

USDA Natural Resources Conservation Service (NRCS)

Dataset:

Soil Survey Geographic Database (SSURGO), hydric soil component

Distributed by:

EGLE spatial data services

License:

Public domain (U.S. Government work)

Preprocessing:

Map unit polygons classified as hydric were extracted. Intersected with both 200-ft and 2000-ft segment corridor buffers in EPSG:3078.

B.3.5 Wellhead Protection Areas

Source:

Michigan EGLE

Dataset:

Wellhead Protection Areas

License:

Public domain (State of Michigan)

Preprocessing:

Wellhead protection polygons clipped to study area and intersected with segment corridor buffers in EPSG:3078.

B.3.6 Potential Environmental Restoration Sites

Source:

Michigan EGLE

Dataset:

Potential Environmental Restoration Sites

License:

Public domain (State of Michigan)

Preprocessing:

Restoration site polygons clipped to study area and intersected with segment corridor buffers in EPSG:3078.

B.3.7 Part 201 Environmental Contamination Sites

Source:

Michigan EGLE

Dataset:

Part 201 Environmental Contamination Sites

License:

Public domain (State of Michigan)

Preprocessing:

Site point locations intersected with segment corridor buffers. Count of distinct sites within each segment buffer reported.

B.3.8 Underground Storage Tanks**Source:**

Michigan EGLE

Dataset:

Underground Storage Tank (UST) Facilities

License:

Public domain (State of Michigan)

Preprocessing:

Facility point locations intersected with segment corridor buffers.

B.3.9 Road Network**Source:**

Michigan Department of Transportation (MDOT)

Dataset:

Michigan Geographic Framework—All Roads (state-maintained)

License:

Public domain (State of Michigan)

Preprocessing:

Road centerlines intersected with segment centerlines to count crossing points. Only physical road crossings (not parallel adjacencies) are counted.

Limitation:

Dataset includes only state-maintained roads; county and local roads are not represented.

B.3.10 National Hydrography Dataset (NHD)**Source:**

U.S. Geological Survey (USGS)

Dataset:

National Hydrography Dataset—Flowlines, Areas, Waterbodies

URL:

<https://www.usgs.gov/national-hydrography>

License:

Public domain (U.S. Government work)

Preprocessing:

NHD flowline centerlines intersected with segment centerlines to count stream crossing points.

B.3.11 Route Segment Network

Source:

ITC Holdings Corp. / Burns & McDonnell

Dataset:

Candidate route segment geometries (62 segments)

Format:

GeoJSON linestrings in EPSG:4326

Preprocessing:

Segment geometries imported as-is. Topology (node-edge graph) inferred from shared segment endpoints rounded to five decimal places (sub-meter precision). Segment 1, which connects the Oneida substation to the main network, has a geometry gap of approximately 1,750 ft; this gap is resolved by snapping disconnected components within a 2,000 ft tolerance.

Segment IDs:

Sparse FeatureID values (1, 6, 7, ..., 125, 126, 127), not sequential OBJECTID values.

B.4 Buffer and Clipping Summary

The 2,000 ft (609.6 m) study area buffer encompasses 68,826 acres. The data retrieval pipeline collected 131,265 raw features from 15 sources. Clipping to the study area buffer retained 16,748 features. Key layer-level statistics:

- FEMA flood zones (A, AE only): 82 features, 4,505 acres
- Hydric soils: 1,391 features, 19,747 acres
- NWI wetlands: 2,560 features, 6,015 acres
- Protected areas (PAD-US): 14 features, 1,200 acres
- Wellhead protection: 21 features, 3,890 acres
- Potential restoration: 2,257 features, 14,035 acres
- Part 201 sites: 12 (0 at 200 ft corridor)
- Underground storage tanks: 24 (0 at 200 ft corridor)
- Brownfield sites: 2 (0 at 200 ft corridor)
- State roads: 249 segments; railroads: 4 segments; NHD flowlines: 212 segments

B.5 Limitations and Caveats

The following limitations and caveats should be considered when interpreting the results of this analysis:

- (1) **NWI vintage.** The National Wetlands Inventory data used in this analysis date from approximately 2015 and may not reflect current wetland conditions. Wetland boundaries can change due to hydrological alterations, land use changes, and natural succession. Field wetland delineation is recommended to confirm desktop results prior to construction.

- (2) **Hydric soil polygon precision.** SSURGO soil survey polygons represent mapped soil types at a scale of 1:12,000 to 1:24,000. Hydric soil boundaries at the field level may differ from mapped boundaries. The hydric soil metric should be interpreted as an indicator of likely soil conditions rather than a precise delineation.
- (3) **Corridor buffer approximation.** The 200-foot buffer (100 ft each side of centerline) is an approximation of the actual right-of-way impact area. The final right-of-way width may vary based on engineering requirements, terrain, and land use. A wider buffer would proportionally increase all acreage metrics; however, because all segments are buffered identically, relative route rankings are expected to be more stable than absolute acreage values across reasonable buffer widths (e.g., 150–250 ft).
- (4) **Road crossing simplification.** Road crossings are counted as geometric intersections between segment centerlines and the MDOT road network. This method may not capture all crossings (e.g., private roads not in the MDOT database) and may occasionally count near-parallel road segments as crossings.
- (5) **Part 201 proximity.** No Part 201 contamination sites, underground storage tanks, brown-field sites, or dams fall within the 200 ft corridor of any route segment. However, 12 Part 201 sites and 24 USTs are present within the broader 2,000 ft study area. Site-specific investigation (Phase I and potentially Phase II Environmental Site Assessment) is recommended to determine whether subsurface contamination from nearby sites extends into the proposed right-of-way.
- (6) **Cultural resources absent.** The State Historic Preservation Office (SHPO) database is not publicly accessible. No cultural resource, archaeological site, or historic property data are included in this analysis. A Phase I cultural resource survey is recommended.
- (7) **Scope limitation.** This analysis addresses environmental footprint only. Engineering feasibility, construction cost, land acquisition, visual impact, noise, electromagnetic fields, and stakeholder considerations require separate assessment and may affect the final route selection.
- (8) **Segment network as given.** The analysis evaluates routes within the 62-segment network as provided by ITC and Burns & McDonnell. No new segments were proposed or evaluated. The Pareto-optimal set is optimal within this network but does not preclude the existence of superior routes outside the defined segment set.
- (9) **FEMA Zone X exclusion.** Non-regulatory Zone X (minimal flood hazard) polygons were excluded from the flood zone analysis. Only regulatory zones (A, AE) are included. This exclusion substantially reduces reported flood zone acreage compared to analyses that include Zone X, but provides a more accurate representation of areas subject to FEMA floodplain regulations.
- (10) **Composite metric layer overlap.** The composite environmental impact metric sums acreage from four independently computed polygon layers (FEMA flood zones, NWI wetlands, hydric soils, and protected areas). Where layers spatially coincide—most notably NWI wetlands and hydric soils, which share a common ecological basis—the same physical area may be counted in both layers. This conservative formulation effectively gives higher implicit weight to areas with multiple overlapping environmental constraints. Because the layer proportions

are approximately stable across all routes, the Pareto ranking and route recommendation are unaffected by this overlap.

B.6 Reproducibility

The complete analytical pipeline is designed for full reproducibility. Given the source data files and the Python code repository, the analysis can be reproduced by executing the following commands in sequence:

1. **Data retrieval:**

```
uv run python -m itc_osa.retrieval.run_source --all
```

2. **Buffer generation:**

Generates the 2,000 ft buffer (609.6 m) from the 62-segment alignment, producing a study area of 68,826 acres.

3. **Clipping:**

```
uv run python -m itc_osa.geo.clipping --all \  
--buffer data/01_project/buffer_2000ft.geojson
```

4. **Segment intersections:**

```
uv run python -m itc_osa.geo.segment_intersections --all
```

5. **Route optimization:**

```
uv run python -m itc_osa.routing.run_analysis
```

6. **Precompute all routes:**

```
uv run python -m itc_osa.routing.precompute_all_routes
```

7. **Figure generation:**

```
uv run python -m itc_osa.figures.generate_all
```

Total execution time is approximately 40 seconds on a modern workstation (excluding data retrieval, which depends on network speed). A Python 3.13 environment managed by uv with the dependencies listed in table B.2 is required.

B.6.1 Provenance Tracking

Every generated data file is accompanied by a provenance sidecar file (`.provenance.json`) recording:

- Timestamp of generation
- Source file(s) and their SHA-256 hashes
- Processing parameters (buffer distance, CRS, query bounding box)
- Output feature count and file hash
- Software version identifiers

This provenance chain enables independent verification of every intermediate and final result.

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Scope of This Report

This report addresses **environmental impact factors only**—one of several categories of criteria that the Michigan Public Service Commission (MPSC) considers under Public Act 30 of 1995 when evaluating transmission line route proposals.

The following Act 30 considerations are **not addressed** in this report and require separate evaluation:

- Population density and residential proximity
- Agricultural land disruption
- Engineering feasibility and construction cost
- Land acquisition and property valuation
- Cultural and archaeological resources
- Visual, noise, and electromagnetic field impacts
- Stakeholder and community impact

Route recommendations herein are based solely on the environmental metric analysis. A complete Act 30 evaluation will require integration of these additional factors.

Section 1 provides a non-technical summary of the analysis as it relates to Meridian Township and Segment 64 specifically.

Independent Environmental Impact Analysis — Oneida–Sabine Lake 345 kV Transmission Line

From Michael Bommarito <[REDACTED]>

Date Tue 2/10/2026 10:11 AM

To Board <Board@meridian.mi.us>; Scott Hendrickson <hendrickson@meridian.mi.us>

1 attachment (1 MB)

Independent Environmental Impact Analysis — Oneida–Sabine Lake 345 kV Transmission Line (2026-02-10 DRAFT).pdf;

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Supervisor Hendrickson and Members of the Board,

I am writing to provide the Board with an independent environmental impact analysis of the proposed ITC Oneida-to-Sabine Lake 345 kV transmission line. I understand the Board will consider a resolution regarding this project at tonight's special meeting, and I hope this report may serve as a useful technical resource as the Township formulates its position, both tonight and in future communications with ITC, MISO, and the MPSC.

The comprehensive draft report is attached. It presents a GIS-based analysis of all 62 candidate route segments using 15 environmental data layers from authoritative federal and state sources. All 313,416 feasible end-to-end routes were enumerated and evaluated. The methodology is designed to meet Daubert/MRE 702 evidentiary standards and is fully reproducible from public data. An interactive map is also available at <https://itc-maps.michaelbommarito.com/>. Collaboration and the addition of data maintained by the Township would undoubtedly improve the draft.

The draft report's central finding is directly relevant to the Township: **Segment 64, the segment through Meridian Township along the Red Cedar River corridor, is the single worst segment in the entire 62-segment network by total environmental impact.** It ranks:

- #1 of 62 segments for wetland acreage (85.43 acres, nearly six times the network average);
- #1 for stream crossings (12, including three Red Cedar River crossings); and
- #2 for FEMA flood zone exposure.

The 200-foot corridor directly overlaps Meridian Riverfront Park and Riverdowns Natural Area. Construction would likely require federal Section 404 permits under the Clean Water Act for wetland fill.

Critically, Segment 64 is not only the worst segment - it is also unnecessary. ITC's own proposed network includes a three-segment bypass that avoids Meridian Township entirely and is both 0.31 miles shorter and 46% lower in environmental impact. Of the 313,416 possible routes analyzed, the six best routes all use this bypass. **No environmentally-optimal route passes through Meridian**

Township.

The report also identifies a recommended route for the full corridor (Route 6, lowest composite environmental impact). It provides detailed segment-by-segment metrics, decision area analysis, and recommendations for field verification. All of this information may be useful as the Township engages with ITC, files comments before the February 19 deadline, and prepares for future MPSC proceedings under Act 30.

I would welcome the opportunity to present these findings to the Board, the Environmental Commission, or any other body the Township considers appropriate. I am available to attend in person at the Board's convenience, including tonight's session (Feb 10). I am also prepared to support further analysis as the Township's needs evolve, whether that involves additional environmental layers, coordination with neighboring townships, or preparation of materials for regulatory filings.

Thank you for the Board's willingness to take action on behalf of the residents of Meridian Township.

Michael Bommarito

Re: Questions regarding ITC Relationship and Pathway Planning

From Michael Bommarito <[REDACTED]>
Date Thu 2/12/2026 7:28 PM
To Scott Hendrickson <hendrickson@meridian.mi.us>
Cc Dan Opsommer <opsommer@meridian.mi.us>; Board <Board@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>

Scott,

Thank you for responding personally. I appreciate it.

I hope that for all of our sakes, ITC confirms within the next ~100 days that Segment 64 is not on the preferred route. If it is, the Township's response on this issue would likely come under increased scrutiny, and that would be a difficult public relations situation to manage. I spoke with a number of residents yesterday and today, including directly affected residents in Ember Oaks, all of whom were extremely disappointed that they had not heard directly from the Township. Williamstown Township sent 600 letters, by comparison, to all residents within 1,500' of the routes and heard back from over half of them.

Regardless of the route outcome, if a 345 kV line is built through this region, the Township must prepare for the land use and zoning consequences that follow high-voltage transmission infrastructure: solar installations, battery energy storage systems, data centers, or other advanced manufacturing facilities.

As you know, the window to act is before the line is built, not after. I am already consulting with other townships on these issues and would be happy to donate my time to ensure that Meridian has any moratorium or zoning ordinance in place to protect the Master Plan before these proposals arrive and exclusionary zoning considerations arise.

P.S. — I'd encourage you and the Board to look at the Michiganders for Money Out of Politics petition. The initiative would prohibit regulated utility monopolies from making political donations to the officeholders who regulate them. Given everything we've been discussing, it seems relevant. The signature deadline is late February.

Thanks,
Michael Bommarito

On Wed, Feb 11, 2026 at 9:38PM Scott Hendrickson <hendrickson@meridian.mi.us> wrote:
Good Evening Michael,

Thank you for your ongoing interest in this topic. I'll respond to a few things that you bring up in your response, but by and large I agree with Dan's statements in his previous reply to you.

Regarding the pathway master plan's administrative language change, I believe it was a change to eliminate confusion. But I'll let Deputy Manager Opsommer confirm that here.

I have not had continuing conversations with ITC about funding on pathways. When Ben called to introduce himself back in January of last year, I mentioned that there may be room for partnerships on pathways and he brought up potential funding. This was news to me (hence my comments at the Board meeting you referenced) as we have always funded our own pathways using the funding mechanisms that Dan mentioned. At that time there was no discussion of a potential project.

Outside of that, I forwarded all future communications to our Township Manager or Deputy Township Manager to respond to as day to day operations questions like this is their function. At several points over the last few years, the Board has talked about the Eastern Third trail, and it is so far down the road (we have several proposed pathways ahead of it in the planning stages), that it was likely beyond the horizon that we were considering funding sources and in-depth planning for.

Moreover, as a fiduciary of Township tax dollars, I believe it is my responsibility to consider any funding source. I am ultimately accountable to our residents, and I'm not going to compromise our parks, our wetlands, and our neighbors' properties to find revenue when we have been able to successfully expand our pathways without it.

As to the Board's relative silence, I can only speak for myself. I did not want to muddy the waters and have people thinking that the Township was responsible for this project, when it was not. Nor did I want to direct them to our meeting when their feedback would be more valuable being funneled directly to ITC, where it would be used for consideration. Also, for what its worth, I don't often get a whole lot of engagement posts from my personal Facebook page. Others were welcome to respond however they saw fit.

I was told that affected residents were being sent notice from ITC directly and mailed notices seemed, to me, to be duplicative. I began to feel differently as I learned more about the proposal. I was initially under the incorrect impression (until I really started to dive into researching what these lines meant) that the proposed route would be a replacement in place and would not require additional right of way. Obviously, I have learned a lot since then, as we all have.

Hearing our residents' feedback at our meeting on January 20th and attending the January 26th session cemented my thoughts on the matter. That's why I spoke up when I did, why I asked for a resolution of opposition, asked for the Township staff to be more proactive in their communication, and why I penned the OpEd in the City Pulse (I also sent it to the Lansing State Journal).

To your two direct questions, I can again only answer for myself: A pathway would have been nice perk if the project were inevitable, but was nowhere near enough to change how I felt about the proposal. Our residents made their voices clearly known and I agree with them.

To the second question, there may yet be room for a partnership with ITC on a pathway project if both sides are amenable to it, but in my mind, I am fully capable of separating these two issues, as I mentioned at the Board Meeting on February 3rd.

At the end of the day, I believe that the Board took the appropriate action in passing its resolution of opposition to the project.

I hope that answers your questions. Please feel free to contact me if I can be of assistance to you!

Sincerely,

Scott Hendrickson

Supervisor, Meridian Township

hendrickson@meridian.mi.us

5151 Marsh Road | Okemos, MI 48864



From: Michael Bommarito <[REDACTED]>
Sent: Wednesday, February 11, 2026 5:28 PM
To: Dan Opsommer <opsommer@meridian.mi.us>
Cc: Board <Board@meridian.mi.us>; Scott Hendrickson <hendrickson@meridian.mi.us>; Tim Dempsey <dempsey@meridian.mi.us>
Subject: Re: Questions regarding ITC Relationship and Pathway Planning

Dear Mr. Opsommer,

Thank you for the detailed response. I appreciate the time you took to address my letter.

I do want to note at the outset that my letter was addressed to the Board of Trustees and requested Board action on five specific items. I appreciate your willingness to respond on the Township's behalf, but several of my requests - including that the Board publicly explain its actions and that Supervisor Hendrickson disclose his ITC communications - can only be answered by the Board itself. I would ask that the Board address these directly rather than delegating them to staff.

With that said, two points in your response require clarification.

1. "Cross Country" vs. Paved Asphalt

My letter did not dispute that the Consumers Energy ROW corridors were added to the Pathway Master Plan prior to 2024. I stated as much in my timeline. The issue I raised concerned what happened between the 2021 and 2024 editions.

The Board adopted a revised Pathway Master Plan on April 16, 2024, which renamed the map legend categories from "Proposed Cross Country" to "Proposed Off-Road Asphalt Pathway." The term "cross country" - which appeared on the 2021 plan - reasonably suggests a natural-surface trail, not a 10-foot-wide AASHTO-standard asphalt path.

Perhaps this is a simple label change, but as I have personally walked or flown many of these trails and easements over the last thirty years, I found it notable given my experience with the soil, vegetation, and slope present along the paths.

2. ITC Funding and the Supervisor's January 2025 Statements

Your response states that "Consumers Energy, nor ITC, have ever helped finance the construction of

these trails and there has been no planning to seek funding from them." I accept that this is true as of today for Meridian Township's existing trails.

However, Supervisor Hendrickson's January 21, 2025 report to the Board described something different - a **"win-win" with ITC regarding pathways.**

At timestamp 42:08 of the publicly available meeting video, the Supervisor stated:

"Met today with a contact from ITC... we did quickly get to talking about the possibility of partnership with constructing pathway along the ITC property... some of those properties were added to the pathway master plan in the last couple of years... the goal would be eventually to swing down from the end of the Lake Lansing pathway south along the ITC Consumers right of way and then eventually turn west and come all the way over toward Okemos Road... my understanding is that they helped to fund some of these in other communities... it's a win-win for both because they then would have a paved access to their equipment."

The Supervisor's description accurately matches ITC's documented model in other communities. In Novi, ITC donated \$750,000 to the Parks Foundation, purchased naming rights, and charges the city only \$600/year for trail access - while the city builds and maintains the trail at its own expense. That is a materially different arrangement from Meridian Township paying Consumers Energy \$2,500/year in license fees for the same type of access. The Supervisor was clearly describing a prospective ITC funding relationship, not the existing Consumers Energy arrangement.

Your statement that "there has been no planning to seek funding from them" is difficult to reconcile with the Supervisor's public report. Either the Supervisor was exploring a new ITC funding partnership in January 2025 and the Township is now distancing itself from those discussions, or the Supervisor's report to the Board was inaccurate. I would appreciate clarification on which it is, and this is a question that only Supervisor Hendrickson can answer.

I personally witnessed ITC representative Ben Tirrell's facial expressions when this funding topic was discussed on February 4. I encourage you to watch the recording and judge for yourself whether my questions are unwarranted.

3. The Board's Own Silence

Your response attributes the failure to notify residents about the January 26–27 ITC listening sessions to "staff having many competing deadlines."

I want to be direct: this was not solely a staff failure, and I do not think it is appropriate for staff to bear responsibility for decisions that rest with elected officials.

Multiple Board members personally attended the ITC listening sessions, dating back to August. These same Board members regularly use their personal social media accounts to inform the public about Township matters. These Board members can clearly adjust the organization's priorities when it is desired. But not one of them shared information about the listening sessions through any channel - personal or official - before or during the events?

A staff bottleneck cannot explain why elected Board members who were physically present at ITC's

sessions, and who routinely post about Township affairs on social media, did not mention them to their constituents. This was not a capacity problem. It was a pattern of inaction that extended from staff to the Board itself, and it is the Board - not staff - that owes residents an explanation.

The Two Questions That Remain

I appreciate the work you and your colleagues do, and I recognize that Meridian Township manages a complexity that smaller townships do not. The Township has historically nurtured our threatened natural assets in a way that is becoming increasingly rare, which is why I care so much to see them defended.

But neither the 2021 timeline, nor the "competing deadlines" explanation, nor the assertion that ITC's own 1,500-foot mailer was sufficient addresses the core concerns that prompted my letter:

1. Did the Township's desired partnership with ITC influence the Township's actions or inactions?

2. Is the Township still discussing a pathway partnership with ITC?

These are yes-or-no questions that only the Board can answer. I respectfully request that they, not their employees, do so.

I am off to attend yet another event that your peers in Williamstown are holding to engage with their constituents on this issue. They have also found time to draft and solicit feedback on data center / battery storage ordinances. If Meridian's employees are too busy to address these issues, I encourage you to reach out to Williamstown to share the burden.

Thanks,
Michael Bommarito

On Wed, Feb 11, 2026 at 4:54 PM Dan Opsommer <opsommer@meridian.mi.us> wrote:

Hi Michael,

Thank you for your email. When you reference the Pathway Master Plan being revised on 12/29/2025, that is the date in 2025 when we updated the 2024 Pathway Master Plan based on 2025 construction. The only changes that occurred on 12/29/2025 were changing future trails/pathway to existing trails/pathway based on what future trails/pathway shown on the 2024 Pathway Master Plan were constructed during the 2025 construction season.

In order to add or change future trails/pathways, the Township Board must adopted the changes. Simply updating the document based on what trails are constructed each year, as we did in December of 2025, is an

administrative function performed by staff at the end of each construction season so trail users can find our new trails.

The trails/pathways through the Consumers Energy ROW from Haslett Road to Okemos Road were added through the Township Board's adoption of the 2021 Pathway Master Plan. This occurred in May of 2021, long before the Township had any knowledge of ITC's project. If you refer to the attached 2021 Pathway Master Plan, the new trails that were added through this adoption are highlighted in yellow.

The reason that the Township added these trails/pathways through the Consumers Energy ROW from Haslett Road to Okemos Road was based on Board member comments to Township staff expressing a desire for a pathway to be constructed along Cornell Road to increase access/connectivity to the Township's 100-mile pathway system for residents living in the eastern third of the Township. Township staff advised the Board that the public had expressed strong preference to preserve trees along Cornell Road and that the Consumers Energy ROW would allow us to create very comparable connectivity without having to cut down many trees on Cornell Road, which would be highly controversial.

Meridian Township has a long history of building trails through utility ROW, dating back to the 1990s when the Township was trying to figure out how we might build a trail from MSU campus to Lake Lansing Parks North and South. In 2006, the Township entered into a license agreement with Consumers Energy for the Inter Urban Trail between Burcham Dr and Marsh Rd, the first of such agreements.

Consumers Energy, nor ITC, have ever helped finance the construction of these trails and there has been no planning to seek funding from them. Consumers Energy actually requires the Township to pay them annual license fees for these trails. We pay \$2,500 annually for the license fee for the Inter Urban and we pay \$100 annually for the Sanctuary #2 pathway.

The Township would finance construction of trails through utility ROW just as we always have, by obtaining grants and using the Township Pathway Millage for local match on grant applications. All Township residents are paying the 0.4986 mill Ingham County Trails & Parks Millage and the Township pursues these grants rigorously to bring our resident's tax dollars back to the Township. Since this County millage began in 2014, the Township has secured \$6,530,000 to construct new trails/pathways, with the biggest trail project being the MSU to Lake Lansing Trail.

In terms of this sentence, *"How else could such paths be constructed over federal wetlands given the required §404 permitting?"*, the Township would build boardwalks over the wetlands, just as we always do. The Township's wetland ordinance is far more rigorous than the state's.

Given that all property owners were noticed by ITC within 1,500 feet of the proposed route by mail, we did not see a need to mail duplicative notices to these property owners. We instead focused on reaching the broader community beyond the 1,500-foot notice area via social media and website communications. There are thousands of utility projects in the Township every year, which is not true in surrounding rural Townships with very few utilities. Given the volume of utility work that occurs in Meridian Township, our practice has always been to require the utility to issue their own notices.

ITC has just begun the initial step of what will be a long process over the next 4-6 years. ITC will be holding listening sessions this summer as well and the Township will work to promote those on our website and social media.

In terms of your specific requests:

1. **That the Board publicly explain** why Meridian Township did not notify residents about the January 26–27, 2026 ITC listening sessions held at the Okemos Event Center.

This was caused by staff having many competing deadlines in a Township of this size. There was nothing intentional, that was just when staff were able to get the comms drafted, approved and published.

2. **That Supervisor Hendrickson disclose** the full extent of his communications with ITC, including but not limited to the January 21, 2025 meeting and any subsequent contacts regarding the pathway partnership or the Oneida-Sabine Lake transmission project.

This will be included in the response to your FOIA request.

3. **That all ITC-related communications**, including those related to the pathway partnership, be produced in response to my pending FOIA request (Category 2: ITC/METC communications, submitted February 3, 2026). If these communications were not included in the scope clarification, they should be added.

This will be included in the response to your FOIA request.

4. **That the Board explain** what specific actions the Township has taken on behalf of residents since December 22, 2025, when the Oneida-Sabine Lake routes were announced, and how those actions compare to what Eagle Township and Williamstown Township have accomplished with a fraction of the resources.

We don't have a complete record of what Eagle and Williamstown Township did, but we will take you at your word that they took the steps that you summarized.

Please keep in mind that these rural Townships don't have many of the competing responsibilities that Meridian Township does have: Police Dept, Fire Dept, Water and Sewer Systems, 100-mile Pathway Systems, Deer Management Program, Planning Dept, Recycling Center, robust event programming, 1k acres of Parks, 1k acres of Land Preserves, union contracts, etc. We are doing our best to manage many competing deadlines, programs, projects, etc.

5. **That this letter be included** in the Board packet as part of the official record.

Your letter will be included.

Please let us know if you have any questions.

Sincerely,



Dan Opsommer

Deputy Township Manager

A Prime Community Director of Public Works & Engineering

opsommer@meridian.mi.us

Work: 517.853.4440 | Fax: 517.853.4099

5151 Marsh Road | Okemos, MI 48864

From: Michael Bommarito <[REDACTED]>

Sent: Wednesday, February 11, 2026 12:56 PM

To: Board <Board@meridian.mi.us>; Scott Hendrickson <hendrickson@meridian.mi.us>

Subject: Questions regarding ITC Relationship and Pathway Planning

Some people who received this message don't often get email from



Dear Supervisor Hendrickson and Members of the Board,

I am writing to place additional information on the public record regarding the Township's

response to the proposed ITC Oneida-to-Sabine Lake 345 kV transmission line. **I request that this letter be included in the next Board packet as part of the official record.**

I. The Prior Record: Supervisor Hendrickson's ITC Partnership

At the January 21, 2025 Board meeting, Supervisor Hendrickson reported to the Board that he had met that day with "a contact from ITC." The meeting video is publicly available on HOMTV at timestamp 42:08 at this URL:

<https://www.youtube.com/watch?v=9AbE0okUJGk&t=2530s>

During his report, Supervisor Hendrickson stated:

"Met today with a contact from ITC... we did quickly get to talking about the possibility of partnership with constructing pathway along the ITC property... some of those properties were added to the pathway master plan in the last couple of years... the goal would be eventually to swing down from the end of the Lake Lansing pathway south along the ITC Consumers right of way and then eventually turn west and come all the way over toward Okemos Road... my understanding is that they helped to fund some of these in other communities... it's a win-win for both because they then would have a paved access to their equipment."

Supervisor Hendrickson's description of ITC's community trail program is accurate. ITC Holdings operates a formal "Transmission Trails" program documented in their 2018 press releases. In the City of Novi alone, ITC made a \$750,000, 10-year financial commitment for trail infrastructure along its transmission corridor, including naming rights to ITC Community Sports Park and ITC Trailhead Park. Similar trail partnerships exist in Canton Township and West Bloomfield Township. All documented examples are in southeastern Michigan.

The term "ITC Consumers right of way" is also legally precise. Under the 2002 Amended and Restated Easement Agreement required by Michigan's Customer Choice Act, METC, now an ITC subsidiary, operates high-voltage transmission infrastructure on easements over land owned by Consumers Energy. ITC does not own the underlying property; it pays rent to Consumers Energy for the right to operate.

The Pathway Master Plan was updated just days after ITC began public notice, substantially upgrading the ITC corridor paths to paved asphalt paths. It appears that the recently updated Pathway Master Plan assumes ITC might select Route Segment 64 through the Township and fund these improvements, despite the public having no notice or input on the matter. *How else could such paths be constructed over federal wetlands given the required §404 permitting?*

II. The Question of Ulterior Motives

These facts raise questions that I believe must be stated directly:

Did the Township's desired partnership with ITC influence the Township's failure to inform residents about the Oneida-Sabine Lake transmission project?

Is the Township still discussing such a pathway partnership with ITC?

The timeline is as follows:

- **January 21, 2025:** Supervisor Hendrickson meets with ITC, reports partnership discussions to Board.
- **January–December 2025:** No public disclosure of ITC relationship or transmission project.
- **December 22, 2025:** ITC announces Oneida-Sabine Lake route options, some through Meridian Township.
- **December 29, 2025:** Township publishes the updated 2024 Pathway Master Plan (revision date 12/29/2025), incorporating ITC corridor properties, one week after the ITC announced routes that would affect Township residents, and with no mention of the transmission project.
- **January 26–27, 2026:** ITC listening sessions held at Okemos Event Center in Meridian Township. Township does not notify residents via HOMTV, social media, Nextdoor, or newsletter.
- **February 3, 2026:** Residents raise concerns at Board meeting; FOIA request filed. Supervisor Hendrickson authors City Pulse op-ed opposing route with only one remaining ITC session available.

The Supervisor who was actively cultivating a funding partnership with ITC in January 2025 presided over a Township that failed to inform its own residents when ITC held public listening sessions inside Township boundaries one year later. **The Township became publicly oppositional only after residents applied pressure.**

I am not alleging that Supervisor Hendrickson or the Board acted with corrupt intent. I am stating that the appearance of a conflict is undeniable, and that the Board owes residents an explanation for the gap between the Township's resources and its response.

III. Why Has This Township Done Less Than Adjacent Townships?

Meridian Township is the largest and best-resourced township affected by the Oneida-Sabine Lake project. Its communications infrastructure includes a full multimedia team and assets including HOMTV, thousands of social media followers, a comprehensive website, hundreds of employees, and a general budget that dwarfs its affected neighbors.

During January and February 2026, the Communications Department used these resources to post about deer management, frozen pipe tips, building closures, and holiday schedules. **It did not post about the ITC listening sessions.**

By contrast, consider what adjacent and affected townships have done with far fewer resources:

Eagle Township (population ~3,800, no dedicated communications staff, no government TV station):

- Immediately created a dedicated ITC information page on its website
- Posted the ITC study area map
- Linked directly to ITC's project page and public comment portal

Williamstown Township (population ~4,400):

- Immediately held public discussions about the transmission project
- Passed a 12-month moratorium on data centers related to transmission infrastructure
- Engaged directly with residents on the issue by visiting dozens of impacted residents properties and collaborating with adjacent townships

These are small, rural townships with a fraction of Meridian Township's budget and none of its communications infrastructure. They still managed to inform their residents. Meridian Township - with HOMTV, a Communications Department, social media accounts, and a \$20+ million budget - did not.

The question is not whether the Township **could** have informed residents. It obviously could. The question is why it chose not to.

IV. Requests

I respectfully request:

1. **That the Board publicly explain** why Meridian Township did not notify residents about the January 26–27, 2026 ITC listening sessions held at the Okemos Event Center.
2. **That Supervisor Hendrickson disclose** the full extent of his communications with ITC, including but not limited to the January 21, 2025 meeting and any subsequent contacts regarding the pathway partnership or the Oneida-Sabine Lake transmission project.
3. **That all ITC-related communications**, including those related to the pathway partnership, be produced in response to my pending FOIA request (Category 2: ITC/METC communications, submitted February 3, 2026). If these communications were not included in the scope clarification, they should be added.
4. **That the Board explain** what specific actions the Township has taken on behalf of residents since December 22, 2025, when the Oneida-Sabine Lake routes were announced, and how those actions compare to what Eagle Township and Williamstown Township have accomplished with a fraction of the resources.
5. **That this letter be included** in the Board packet as part of the official record.

V. Conclusion

I support the Board's recent resolution and letter opposing the ITC route through Meridian Township. I wish they were stronger and more empirically supported documents, but they are a step in the right direction. But residents deserve to understand why the Township was silent for weeks while adjacent townships, which have far fewer resources, were actively informing and protecting their communities. This inaction may be decisive in subsequent decisions made by ITC and the MPSC.

The prior record shows that Supervisor Hendrickson had a relationship with ITC and was pursuing a financial partnership that would benefit the Township's pathway program. That relationship may have been entirely appropriate in January 2025 based on what the Supervisor understand. But after ITC first began explaining the Tranche 2.1 Project to local leaders in August of 2025, and as soon as the scale of this 345 kV project became clear in late December 2025, the veil was lifted. The Township's position should have been immediate, clear, and broadly communicated. **It was anything but.**

My opinion, which I know to be shared by many, is that the materiality of this issue demands public discussion and input with a fully-informed community.

I know that you value the principles of democracy and community engagement, and I trust that those principles will be honored in this matter.

Thanks,
Michael Bommarito

Rebuttal of Continental Properties/Eyde Development

From Du Yidi <[REDACTED]>

Date Sun 2/8/2026 1:56 PM

To Board <Board@meridian.mi.us>

Dear Board of Meridian Township,

I am writing to share my feedback regarding recent development projects in our community. I am pleased to see the progress at the former Haslett Village Square site; developing that long-vacant land with 301 units is a responsible use of the space, and I appreciate the board's efforts in moving that project forward.

However, given the volume of units currently being added to the market, I strongly disagree with the proposed developments by Continental Properties and Eyde Development at Central Park Estates (the Authentix Okemos project). I am concerned that an oversaturation of rental units will negatively impact local property values and market stability.

Because the land at Central Park Estates is also zoned CS (Commercial Service), I urge the board to consider developments that provide more diverse benefits to the neighborhood. Similar to the Haslett Village project, which includes a pickleball court and retail stores, we should prioritize projects that offer community amenities and services rather than additional high-density housing.

Thank you for your time and for considering my perspective on these developments.

Best regards,
Yidi Du

Request to Adhere to the Master Plan and Decline the Authentix Okemos Apartment Proposal

From R S <[REDACTED]>
Date Thu 2/12/2026 9:47 AM
To Board <Board@meridian.mi.us>

Dear Meridian Township Board of Trustees,

I am writing regarding the recent letters in the meeting packet urging renewed support for the proposed 288-unit Authentix Okemos apartment development.

Advancing this proposal at its current scale would be inconsistent with the Board's prior direction, unsupported by the cited housing data, and contrary to Meridian Township's adopted 2023 Master Plan.

First, the request to return the project to 288 units disregards the Board's December 2, 2025, counterproposal to reduce the development to 206 units. That recommendation reflected legitimate concerns regarding traffic, infrastructure capacity, and neighborhood compatibility. Reversing course without any material change to the proposal would undermine the Board's own well-reasoned position.

Second, the housing-need justification does not support a project of this size or location. The study referenced by supporters identifies **1,448 new housing units** across a broader regional area. Of those, **only 492 units are rental**, while **956 units are for-sale housing**, and the report explicitly projects this demand over a **five-year horizon**, not as an immediate shortfall. Moreover, the study was not focused on Meridian Township specifically, making it an insufficient basis for imposing high-density rental housing in a single-family neighborhood.

Even if additional housing were warranted, Meridian Township already has substantial capacity under existing zoning. The Township's own build-out analysis identifies approximately **3,528 potential future dwelling units**, including **1,837 units within the Urban Service Boundary** and nearly **1,000 units already approved but not yet constructed**. These figures demonstrate that Meridian can accommodate growth without forcing incompatible development into established neighborhoods.

Additionally, any near-term housing pressure will be further alleviated by the **\$66 million Haslett Village Square project currently underway**, which will add both residential and commercial capacity within an appropriate development area.

Most critically, the proposed location conflicts with the Township's adopted land-use policy. The 2023 Master Plan explicitly prioritizes **preserving the character of existing single-family residential neighborhoods** while directing higher-density housing to **designated development nodes and Potential Intensity Change Areas (PICAs)**. Central Park Drive is not a PICA, nor is it identified as a redevelopment corridor. Approving dense apartments here directly contradicts the Township's stated planning goals.

The claim that the apartments are needed to support local businesses is likewise unsupported. There is no evidence of widespread commercial vacancy or economic distress requiring hundreds of new residents to sustain existing storefronts. The Master Plan instead emphasizes redevelopment and walkable mixed-use density along major corridors — not the insertion of large apartment complexes onto narrow, already congested neighborhood streets.

Finally, the Planning Commission declined to approve this project in November 2025, and the applicant has not responded to the Board's counterproposal. Moving the project forward under these circumstances would be

premature and inconsistent with the Township's own process.

Meridian Township has a clear, recently adopted Master Plan and ample existing housing capacity. The Authentix proposal, at this scale and location, does not align with either.

I respectfully urge the Board to uphold its prior position, adhere to the Master Plan, and decline to advance this project unless it is fundamentally redesigned to comply with Township policy.

Respectfully,
RS



PS: I request that my letter be included into the meeting packet of the next township trustees meeting and entered into the official records of the township.

Confidentiality Notice: This message, including any attachments, is intended solely for the use of the named recipient(s) and may contain confidential and/or privileged information. Any unauthorized review, use, disclosure, or distribution of this communication(s) is expressly prohibited. If you are not the intended recipient, please contact the sender by e-mail and destroy all copies of this message including the original.



9.B

**CONSENT AGENDA
PROPOSED BOARD MINUTES**

PROPOSED MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of February 3, 2026, and Closed Session of February 3, 2026 as submitted. (1)**

ALTERNATE MOTION:

- (1) Move to approve and ratify the minutes of the Regular Meeting of February 3, 2026, and Closed Session of February 3, 2026 with the following amendment(s):[insert amendments]**

CHARTER TOWNSHIP OF MERIDIAN
REGULAR MEETING TOWNSHIP BOARD -DRAFT-
5151 Marsh Road, Okemos MI 48864-1198
517.853.4000, Township Hall Room
TUESDAY, February 3, 2026, 6:00PM

PRESENT: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

ABSENT: Trustee Sundland

STAFF: Township Manager Dempsey, Deputy Manager & Public Works Director Opsommer, Communications Manager Diehl, Neighborhoods & Economic Development Director Clark, Parks and Recreation Director Wisinski, Fire Chief Hamel, IT Director Gebes

1. CALL MEETING TO ORDER

Supervisor Hendrickson called the February 3, 2026, Regular Township Board meeting to order at 6:00 pm.

2. PLEDGE OF ALLEGIANCE/INTRODUCTIONS

Supervisor Hendrickson led the Pledge of Allegiance.

3. ROLL CALL

Clerk Demas called the roll of the Board. Six Board members present at 6:01 pm.

Trustee Sundland was absent.

4. PRESENTATION

None

5. CITIZENS ADDRESS AGENDA ITEMS AND NON-AGENDA ITEMS

Supervisor Hendrickson opened public comment at 6:01 pm.

Dee Storey, Anne Fitzgerald, Laura Smith, Ann Briggs, Lisa Nowak, George Owen, Debra Chamberlain, David Schweickert, and Emily Weaver spoke about item 12.A, in opposition to ITC's proposed electric transmission line through Meridian Township.

Supervisor Hendrickson closed public comment at 6:27 pm.

6. TOWNSHIP MANAGER REPORT

Manager Dempsey gave updates on:

- Reminded residents and business owners to protect water pipes and fire suppression systems from freezing temperatures. Thanked fire department for their response to a fire suppression system break over the weekend.
- Splash and Dash event has been rescheduled for February 22nd.

7. BOARD MEMBER REPORTS OF ACTIVITIES AND ANNOUNCEMENTS

Trustee Wilson, Trustee Lentz, and Supervisor Hendrickson attended the ITC open house and noted the times and location of upcoming ITC open houses.

Clerk Demas reminded residents of Board email contacts.

Trustee Lentz gave an update about Tri-County Regional Planning Commission; announced that Dave Chapman, a retired Okemos High School teacher, is being recognized by Mid-Michigan Environmental Action Council.

Supervisor Hendrickson recapped the Celebration of Life event for former Supervisor Patricia Herring Jackson and informed residents of means to lodge complaints with ITC at their open houses.

8. APPROVAL OF AGENDA

Supervisor Hendrickson requested Items 12.A and 12.B be swapped.

Trustee Lentz moved to approve the agenda with the change indicated by the Supervisor to make 12.B 12.A, and 12.A 12.B. Supported by Treasurer Burghardt.

VOICE VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

9. CONSENT AGENDA

Supervisor Hendrickson listed the consent agenda items.

Trustee Wilson moved the consent agenda. Supported by Trustee Trezise.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

10. HEARING

A. Village of Okemos Brownfield Plan Termination

Director Clark gave an overview of the agenda item.

Supervisor Hendrickson opened the public hearing at 6:38.

The opportunity to speak during the public comment section was given.

Supervisor Hendrickson closed the public hearing at 6:39.

11. BOARD ACTION ITEMS

- A. Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Resolution #1 & #2.

Deputy Manager Opsommer gave an overview of the special assessment district.

Board discussion occurred which included questions about the purchasing process and the costs covered by the assessment.

Trustee Trezise moved to approve the Sanctuary #2 Public Streetlighting Improvement Special Assessment District #430 – Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk’s Office, tentatively declaring intention to maintain four (4) 46-watt LED streetlights with traditional fixtures with cut-off, and standard fiberglass poles and defray the cost of maintenance by special assessment against the 7 benefitting lots, and setting a public hearing for Tuesday, March 3, 2026. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

- B. Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Resolution #1 & #2

Deputy Manager Opsommer gave an overview of the special assessment district.

Board discussion occurred which included questions about disclosure of special assessments on properties when they are sold.

Trustee Trezise moved to approve the Sierra Ridge #4 Public Streetlighting Improvement Special Assessment District #431 – Resolution #1, ordering plans to be prepared showing the streetlighting improvement, location, and estimate of cost; and Resolution #2, filing the plans showing the improvement, location and estimate of cost with the Clerk’s Office, tentatively declaring intention to maintain four (4) 47-watt LED streetlights with traditional fixtures with cut-off, and standard fiberglass poles and defray the cost of maintenance by special assessment against the 14 benefitting lots, and setting a public hearing for Tuesday, March 3, 2026. Supported by Trustee Wilson.

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

12. BOARD DISCUSSION ITEMS

A. ITC Oneida-Sabine Lake Electric Transmission Line Proposed Routes

Manager Dempsey gave basic information about utility right of way regulations and introduced ITC representative, Ben Tirrell, who gave an overview of the project. Director Wisinski answered questions as well.

Board discussion occurred which included questions about the agency that makes the routing decision, specifics about Board actions and roles in the process, decisions that may be made during the process, timelines for conveying information to the public, public opposition to proposed routes, existing corridor and easements, the width of the right-of-way and expanded easement, ITC and the Michigan Public Service Commission, impact to property and parks, emergency management, and preliminary environmental review.

Concern was expressed about encroachment on parkland, line failure, width of the project, and impact on residents. Board members discussed the means of communicating the Board's opinion to ITC.

The Board indicated opposition to the proposed route through Meridian Township and asked staff to bring a letter and resolution of opposition to the February 10 Board meeting.

B. Village of Okemos Brownfield Plan Termination

Director Clark provided an overview of the termination of the Brownfield Plan.

Board discussion occurred which included questions about when staff had last spoken to the developer, whether the property owners were aware of the BUILD grant application, and next steps after termination. Comments were made about how the property has not been developed upon and is for sale.

The Board indicated support for termination of Village of Okemos Brownfield Plan.

13. COMMENTS FROM THE PUBLIC

Supervisor Hendrickson opened public comment at 7:39 pm.

Lisa Nowak, Monica Schafer, George Owen, Debra Chamberlain, David Schweickert, Phillip Stevens, Katie See, and Marilyn Johnson spoke about item 12.A, in opposition to ITC's proposed electric transmission line through Meridian Township.

Supervisor Hendrickson closed public comment at 7:54 pm.

14. OTHER MATTERS AND BOARD MEMBER COMMENTS

Supervisor Hendrickson asked staff to add information to the Township website for residents to comment about the ITC proposal and noted that the agenda item should be placed at the end of the next meeting.

15. CLOSED SESSION

Trustee Trezise moved to enter closed session pursuant to MCL 15.268(h) for the purpose of discussing a confidential legal opinion regarding the pending Meridian Township v. West Shore Fire Inc. litigation with the Township attorney. Supported by Trustee Wilson

ROLL CALL VOTE: YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

At 7:57 pm, the Board entered closed session.

At 8:36, the Board returned to open session.

16. ADJOURNMENT

Trustee Wilson moved to adjourn. Supported by Trustee Lentz.

VOICE VOTE YEAS: Supervisor Hendrickson, Clerk Demas, Treasurer Burghardt, Trustee Lentz, Trustee Trezise, and Trustee Wilson.

NAYS: NONE

Motion carried: 6-0

The meeting adjourned at 8:36 pm.

Scott Hendrickson
Township Supervisor

Angela Demas
Township Clerk



To: Board Members
From: Bernadette Blonde, Finance Director
Date: February 17, 2026

Charter Township of Meridian
Board Meeting
2/17/2026

MOVE THAT THE TOWNSHIP BOARD APPROVE THE TOWNSHIP INVOICES/EXPENSES AS FOLLOWS:

COMMON CASH	\$	442,995.92
PUBLIC WORKS	\$	528,456.47
TRUST & AGENCY	\$	21,070.82
TOTAL CHECKS:	\$	992,523.21
CREDIT CARD TRANSACTIONS 1/30/2026 to 2/12/2026	\$	15,703.85
TOTAL PURCHASES:	\$	<u>1,008,227.06</u>
ACH PAYMENTS	\$	<u>1,230,281.21</u>

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INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 02/17/2026 - 02/17/2026
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Vendor Name	Description	Amount
1. A T & T	JAN 28 - FEB 27 2026 - INTERNET M1 321840834	205.24
2. ALRO STEEL	MP - WATER 24	53.99
3. AMERICAN RENTALS	2026 TRANSFER STATION PORTABLE TOILET RENTAL	95.00
4. ASHLEY WINSTEAD	REIMBURSEMENT TRAINING	92.20
5. AT & T	JAN 2 - FEB 1 2026 - TELEPHONE P1 51734742859240	151.41
	JAN 2 - FEB 1 2026 - TELEPHONE F1-3 51734760215648	432.32
	JAN 2 - FEB 1 2026 - TELEPHONE P1 51734768261735	58.11
	JAN 2 - FEB 1 2026 - TELEPHONE S1 51734797052196	57.82
	TOTAL	699.66
6. AVI SYSTEMS INC	EDITSHARE STORAGE SYSTEM REPLACEMENT	63,332.20
7. BARYAMES CLEANERS	DRY CLEANING	588.06
8. BLUE CROSS BLUE SHIELD OF MICHIGAN	2026 BCBS PPO RETIREE HEALTH INSURANCE	1,608.27
9. BOUNDTREE MEDICAL	IO NEEDLES (QTY: 4), SUCTION (QTY: 2), THERMOMETER MISC MEDICAL SUPPLIES (G3 + RESPONDER, DISPOSABLE)	2,612.93 1,590.00
	TOTAL	4,202.93
10. BRIGHTLINE TECHNOLOGIES	FEBRUARY 2026 - BRIGHTLINE HPE SUBSCRIPTION	4,276.00
	2026 AUVIK NETWORK & SAAS MONITORING & MANAGEMENT	1,055.00
	FEBRUARY 2026 - ACRONIS BACKUP SERVER	2,518.00
	FEBRUARY 2026 - BRIGHTLINE QUICKHELP SUBSCRIPTION	1,462.00
	TOTAL	9,311.00
11. BULL ENTERPRISES	JANITORIAL SERVICES FOR TOWNSHIP BUILDINGS -2026	9,167.00
12. CARLISLE WORTMAN ASSOC	PLAN REVIEW FOR JANUARY 2026- CHIPPEWA MIDDLE SCHO	70.00
13. CDW	GETAC RUGGED KEYBOARD FOR GETAC A140 G2 TABLET	229.64
	CAT6 CABLE DOWN ANGLE 15FT	12.70
	TOTAL	242.34
14. CINTAS CORPORATION #725	MECHANICS UNIFORM RENTAL	54.89
	MECHANICS UNIFORM RENTAL	54.89
	FIRST AID KIT MIDEAL SERVICES WITH CINTAS	1,805.70
	FIRST AID KIT MIDEAL SERVICES WITH CINTAS	7.53
	TOTAL	1,923.01
15. CITY OF EAST LANSING	10.01.25 TO 12.31.25 - MEP PERMIT REVENUE TO CITY	63,708.80
16. CITY PULSE	1/28/26 TWP NOTICES	410.70
	TWP NOTICES 2.4.26	139.86
	TOTAL	550.56
17. COLLIERS ENGINEERING & DESIGN,	PSB GENERATOR DESIGN REVIEW	225.00

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Vendor Name	Description	Amount
18. COMCAST	FEB 16 - MAR 15 2026 - INTERNET + TV F1 8529114160	179.85
	FEB 20 - MAR 19 2026 - TV F1 8539114160280677	14.95
	TOTAL	194.80
19. CONSUMERS ENERGY	EMERGENCY UTILITY ASSISTANCE	500.00
20. CONSUMERS ENERGY	2025 SANTUARY #2 PATHWAY LICENSE	100.00
21. CRYSTAL FLASH	MOTOR POOL - FLEET FUEL 2026 - 1ST PO	12,858.98
22. CUMMINS INC	GENERATOR MAINTENANCE 2026	514.63
23. D & K TRUCK CO	MP- WATER - 690	540.23
24. ELECTRICAL TERMINAL SERVICE	MP - STOCK	110.67
	MP - STOCK	44.82
	TOTAL	155.49
25. FIRE SERVICE MANAGEMENT	STRUCTURAL FIREFIGHTER GEAR REPAIR & CLEANING (WOR	767.75
26. FIRST COMMUNICATIONS	FEBRUARY 2026 - TELEPHONE LINES 3142216	56.28
27. FISHBECK, THOMPSON, CARR & HUBER	MSUTO LAKE LANSING PHASE III WETLAND DELINIATION	100.00
	PROFESSIONAL SERVICES THRU 12/25- 60 CHIMNEY OAKS	615.00
	PROFESSIONAL SERVICES THRU 12/25 FOR MSU TO LAKE	3,426.45
	PROFESSIONAL SERVICES FOR JANUARY 2026 - 5837 CARL	2,028.75
	TOTAL	6,170.20
28. FORESIGHT GROUP	NAMEPLATE-EMILY PHELPS	55.00
	NAMEPLATE-JOSHUA NAHUM	55.00
	TOTAL	110.00
29. GHD SERVICES INC	WEBSITE REDESIGN (GOVSTACK)	48,730.25
30. HASLETT ANIMAL HOSPITAL	CANINE WELLNESS EXAM - ARES	247.41
31. INGHAM COUNTY TREASURER	BOR/MTT CHANGE ORDERS FOR PRIOR YEAR TAX ROLLS	1,907.89
32. JEFFORY BROUGHTON	RADIO INSTALLATION IN NEW AMBULANCE (MEDIC 92)	777.50
33. JON HAUN	EMERGENCY RENTAL ASSISTANCE	500.00
34. KIMBALL MIDWEST	MP - STOCK - FASTNERS	37.00
	MP - SUPPLIES - STOCK	738.55
	TOTAL	775.55
35. LAFONTAINE BUICK GMC INC	MP - FIRE - 701	2,937.55
	MP - FIRE - 701	(250.00)
	TOTAL	2,687.55
36. LAFONTAINE FORD OF LANSING	MP - SEWER - 674	1,080.00

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Vendor Name	Description	Amount
37. LANSING UNIFORM COMPANY	SHOULDER PATCHES (STOCK); QTY: 100	300.00
	FIRE UNIFORMS (BROWN, JOHNSON, KOZLOWSKI, DENNIS,	1,719.80
	TOTAL	2,019.80
38. LEAVITT & STARCK EXCAVATING INC	RIVERSIDE CEMETERY - RETAINING WALL REPAIR	52,692.12
39. LEXISNEXIS CLAIMS SOLUTIONS INC	LEYTEK ANNUAL MAINTENANCE FOR POLICE ECITATION 202	2,003.40
40. LT RICE CONSTRUCTION LLC	DISPOSAL OF RESIDENT CHRISTMAS TREES	600.00
41. LUNGHAMER FORD OF OWOSSO, LLC	MP - 2026 VEHICLE ORDER - POLICE	45,841.00
42. MICHIGAN TOWNSHIP ASSOCIATION	2026 MTA CAPITAL CONFERENCE	125.00
43. MID MICHIGAN EMERGENCY EQUIPMENT	MP - POLICE - 715	225.00
	FIRE NEW AMBULANCE LAPTOP MOUNT INSTALLATION	998.00
	TOTAL	1,223.00
44. MUSCULAR DYSTROPHY ASSOCIATION	2025 PANCAKE BREAKFAST MDA DONATION	250.00
45. OPENGOV INC	CARTEGRAPH OMS ANNUAL RENEWAL - 11/1/2025-10/31/20	48,035.02
46. OREILLY AUTO ENTERPRISES LLC	MP - ADMIN - 658	318.68
47. OVERHEAD DOOR OF LANSING	BUILDINGS - C. FIRE - REPLACE SPRINGS ON AMBULANCE	3,609.38
48. PEOPLEFACTS LLC	MONTHLY PRE-EMPLOYMENT CREDIT CHECK FEE	16.67
49. PLM LAKE & LAND MANAGEMENT	2025 HERBICIDE TREATMENT CONTRACT FOR LAKE LANSING	1,600.00
50. PRINT MAKERS SERVICE INC	SUPPLIES FOR THE KIP COPIER	917.65
51. PROGRESSIVE AE	2026 LAKE LANSING SAD PROFESSIONAL SERVICES CONTRA	680.00
52. PURITY CYLINDER GASES INC	MEDICAL OXYGEN AND DELIVERY CHARGE	203.17
53. QUALITY TIRE INC	MP - BUILDINGS - 713	780.00
54. ROBINSON CAPITAL MANAGEMENT LLC	2025 INVESTMENT ADVISORY - ACCOUNT MANAGEMENT FEES	2,083.33
	2025 INVESTMENT ADVISORY - ACCOUNT MANAGEMENT FEES	2,083.33
	2026 INVESTMENT ADVISORY - ACCOUNT MANAGEMENT FEES	2,083.33
	TOTAL	6,249.99
55. SCOTT BRYAN	2025 PANCAKE BREAKFAST SCOUT TROOP DONATION	1,544.26
	2025 PANCAKE BREAKFAST REIMBURSEMENT	74.93
	TOTAL	1,619.19
56. SINAS DRAMIS LAW FIRM	REFUND FOR OVERPAYMENT FOR POLIC FOIA PD-2025-533-	35.76
57. SME	2025 MISCELLANEOUS TESTING CONTRACT 9.29-11.2.2025	2,592.05
58. SOCIAL NEWS DESK INC	SOCIALNEWSDESK SUBSCRIPTION RENEWAL	2,600.00
59. ST THOMAS AQUINAS PARISH	EMERGENCY RENTAL ASSISTANCE	750.00

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Vendor Name	Description	Amount
60. STATE OF MICHIGAN	MI0059774 - STORM WATER DISCHARGE 2026 PERMIT FEE	500.00
61. SUNBELT RENTALS, INC	FLOOR SCRUBBER RENTAL FOR CLEANING ICE RINK AT MAR	337.72
62. T MOBILE	12/21/2025 - 01/20/2025 CELLULAR 517.980.0920 9602	30.74
63. TEAM FINANCIAL GROUP	2026 COPIER CONTRACT - YEAR 4 OF 5	2,689.62
64. TED FERRIS	2025 PANCAKE BREAKFAST REIMBURSEMENT	580.07
65. UNITED DIAGNOSTIC SERVICES LLC	CANCER AND DISEASE ASSESSMENT - 18 FIREFIGHTERS	5,400.00
66. VARIPRO BENEFIT ADMINISTRATORS	2026 RETIREE MEDICARE SUPPLEMENT	18,696.96
67. VERIZON CONNECT	DECEMBER 2025 - VEHICLE DATA 100000198152	1,435.50
	JANUARY 2026 - VEHICLE DATA 100000198152	1,435.50
	TOTAL	2,871.00
68. VERIZON WIRELESS	DEC 24 2025 - JAN 23 2026 - VERIZON WIRELESS MOBIL	2,253.00
69. VRC COMPANIES LLC	SHRED SERVICES	125.16
TOTAL - ALL VENDORS		442,995.92

02/13/2026 10:26 AM
User: LEE
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 02/17/2026 - 02/17/2026
JOURNALIZED OPEN AND PAID
BANK CODE: PW53 - CHECK TYPE: PAPER CHECK
CHECK #

Vendor Name	Description	Amount
1. CHEN, TINGQIAO	UB refund for account: TAOS-002321-0000-	819.25
2. CITY OF EAST LANSING	ELMWSA OPERATING, INTERCONNECT & DEBT SHARING JAN-	418,914.58
3. CUMMINS INC	SEWER - WOOD VALLEY - REPLACE BATTERY	857.19
	GENERATOR MAINTENANCE 2026	514.63
	GENERATOR MAINTENANCE 2026	299.55
	GENERATOR MAINTENANCE 2026	1,489.62
	TOTAL	3,160.99
4. DISANTE, ANNE	UB refund for account: HITE-004051-0000-	24.00
5. FERGUSON WATERWORKS #3386	WATER - CHIPPEWA SCHOOLS IRRIGATION - 2"COMPOUND M	5,621.24
	WATER - MISTER CAR WASH & MAGIC OF PLAY - 2"COMP	5,902.30
	WATER - HEADS FOR METERS	8,496.81
	TOTAL	20,020.35
6. HYDROCORP	AUG 2024 TO AUG 2026 CROSS CONNECTION PROGRAM SERV	2,735.00
7. JACK DOHENY COMPANIES INC	SEWER - TOOLS FOR CLEANING WIPES OUT OF MANHOLES	290.94
8. LEAVITT & STARCK EXCAVATING INC	WATER - MERIDIAN MALL WATERMAIN REPAIR	75,612.69
9. MICHAEL LOVE	PARKING FEE FOR AWWA CONFERENCE FOR CREDITS FOR WA	27.00
10. OLGER BROTHERS SAND & GRAVEL	WATER - SAND, GRAVEL & TOPSOIL 2026	1,067.00
11. SME	2025 MISCELLANEOUS TESTING CONTRACT	5,356.60
12. VERIZON WIRELESS	DEC 24 2025 - JAN 23 2026 VERIZON WIRELESS MOBILE	428.07
TOTAL - ALL VENDORS		528,456.47

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User: LEE
DB: Meridian

INVOICE APPROVAL BY INVOICE REPORT FOR CHARTER TOWNSHIP OF MERIDIAN
EXP CHECK RUN DATES 02/17/2026 - 02/17/2026
JOURNALIZED OPEN AND PAID
BANK CODE: TA53 - CHECK TYPE: PAPER CHECK
CHECK #

Vendor Name	Description	Amount
1. AT&T	2025 Win Tax Refund 33-02-02-22-405-006	325.62
2. ELEVATE TITLE	2025 Sum Tax Refund 33-02-02-22-455-004	4,973.68
3. LENNEMANN, JOHN	2025 Win Tax Refund 33-02-02-24-478-001	23.42
4. LEOS, MARTIN	2025 Win Tax Refund 33-02-02-08-427-062	48.40
5. LERETA, LLC	2025 Sum Tax Refund 33-02-02-03-227-002	80.12
	2025 Win Tax Refund 33-02-02-03-227-002	80.11
	2025 Sum Tax Refund 33-02-02-03-227-003	93.89
	2025 Win Tax Refund 33-02-02-03-227-003	93.89
	2025 Sum Tax Refund 33-02-02-03-227-004	130.03
	2025 Win Tax Refund 33-02-02-03-227-004	130.03
	2025 Sum Tax Refund 33-02-02-03-227-021	456.40
	2025 Win Tax Refund 33-02-02-03-227-021	456.41
	2025 Sum Tax Refund 33-02-02-03-227-022	622.37
	2025 Win Tax Refund 33-02-02-03-227-022	622.37
	TOTAL	2,765.62
6. VISTALUXE REALTY LLC AND	2025 Sum Tax Refund 33-02-02-21-406-002	1,296.10
	2025 Sum Tax Refund 33-02-02-21-406-003	458.97
	2025 Sum Tax Refund 33-02-02-21-406-004	168.06
	2025 Sum Tax Refund 33-02-02-21-406-005	7,605.28
	2025 Sum Tax Refund 33-02-02-21-406-006	2,815.20
	TOTAL	12,343.61
7. WOLFE GAIL S	2025 Win Tax Refund 33-02-02-28-376-007	30.00
8. YOUATT ANDREW & KATELYNN	2025 Sum Tax Refund 33-02-02-06-127-028	360.22
	2025 Win Tax Refund 33-02-02-06-127-028	200.25
	TOTAL	560.47
TOTAL - ALL VENDORS		21,070.82

Credit Card Report 1/30/2026 - 2/12/2026

Transaction Date	Account Name	Transaction Amount	Transaction Merchant Name
2026/02/02	LAWRENCE BOBB	\$26.25	THE HOME DEPOT #2723
2026/02/03	LAWRENCE BOBB	\$93.78	THE HOME DEPOT #2723
2026/02/04	LAWRENCE BOBB	\$22.42	THE HOME DEPOT #2723
2026/01/30	TYLER KENNELL	\$297.56	GRAINGER
2026/02/04	TYLER KENNELL	\$75.64	THE HOME DEPOT #2723
2026/02/05	TYLER KENNELL	\$59.95	THE HOME DEPOT #2723
2026/02/10	TYLER KENNELL	\$15.00	LANSING CENTER LOTS TIBA
2026/02/02	MICHAEL HAMEL	\$13.25	AMAZON MKTPL*SW47U2XE3
2026/02/02	MICHAEL HAMEL	\$579.74	TASK FORCE TIPS
2026/02/03	MICHAEL HAMEL	\$38.83	AMAZON.COM*J957P8EM3
2026/02/09	MICHAEL HAMEL	\$186.02	TASK FORCE TIPS LLC
2026/02/10	MICHAEL HAMEL	\$86.37	AMAZON MKTPL*5Q5200JU3
2026/02/04	KYLE FOGG	\$337.72	SUNBELT RENTALS #0315
2026/02/09	KYLE FOGG	\$4.98	THE HOME DEPOT #2723
2026/01/30	RYAN CAMPBELL	\$137.76	THE HOME DEPOT #2723
2026/01/30	RYAN CAMPBELL	\$7.29	THE HOME DEPOT #2723
2026/02/10	JACOB FLANNERY	\$15.00	LANSING CENTER LOTS TIBA
2026/02/05	ASHLEY WINSTEAD	\$471.37	COSTAR GROUP INC
2026/02/10	ASHLEY WINSTEAD	\$25.00	MSU PAYMENT ONLINE
2026/02/11	ASHLEY WINSTEAD	\$471.37	COSTAR GROUP INC
2026/02/04	CHRISTOPHER JOHNSON	\$9.78	MIDWEST POWER EQUIPMENT
2026/02/11	BRIAN PENNELL	\$220.00	AMERICAN RED CROSS
2026/01/30	COURTNEY WISINSKI	\$68.45	QUALITY DAIRY#31
2026/01/30	COURTNEY WISINSKI	\$7.99	MEIJER STORE #025
2026/02/03	COURTNEY WISINSKI	\$11.95	USPS PO 2569800864
2026/02/06	COURTNEY WISINSKI	\$125.50	CROWN AWARDS INC
2026/02/09	COURTNEY WISINSKI	\$732.59	EVENTS TO RENT INC
2026/02/10	COURTNEY WISINSKI	(\$6.30)	CROWN AWARDS INC
2026/02/10	COURTNEY WISINSKI	\$875.00	MPARKS
2026/02/10	COURTNEY WISINSKI	\$580.00	MPARKS
2026/02/09	JUSTIN C CAROEN	\$299.99	HARBOR FREIGHT TOOLS3459
2026/02/03	DERRICK BOBB	\$46.77	THE HOME DEPOT #2723
2026/02/10	DERRICK BOBB	\$15.00	LANSING CENTER LOTS TIBA
2026/01/31	ROBERT CARETTI	\$75.00	COMPLETE BATTERY SOURCE
2026/01/31	ROBERT CARETTI	\$92.30	THE HOME DEPOT 2723
2026/02/04	MIKE ELLIS	\$20.00	WHITE WATER EXPRESS WX07
2026/01/30	RICHARD GRILLO	\$599.00	US FEDERAL CONTRACTOR RE
2026/02/03	RICHARD GRILLO	\$75.00	TST*UCCELLOS DOWNTOWN G
2026/02/04	RICHARD GRILLO	\$21.00	STELLAS LOUNGE
2026/02/05	RICHARD GRILLO	\$24.14	TST* GIMME'S PAR AND GRIL
2026/02/05	RICHARD GRILLO	\$13.82	TST* BARRIO - GRAND RAPID
2026/02/06	RICHARD GRILLO	\$50.00	AMWAY GRAND PLAZA PARKING
2026/02/06	RICHARD GRILLO	\$5.89	TST*AMWAY GRAND PLAZA -
2026/02/06	RICHARD GRILLO	\$21.68	TST*CINCO DE MAYO MONROE
2026/02/09	RICHARD GRILLO	\$2,995.00	US FEDERAL CONTRACTOR RE
2026/02/11	RICHARD GRILLO	\$140.00	PACKTRACK
2026/02/11	RICHARD GRILLO	\$474.00	RADIOTRONICS, INC
2026/01/30	YOUNES ISHRAIDI	\$285.00	AMERICAN WATER WORKS ASSO
2026/01/31	YOUNES ISHRAIDI	\$316.00	ASCE PURCHASING
2026/02/03	YOUNES ISHRAIDI	\$75.00	MITA, INC.
2026/02/06	YOUNES ISHRAIDI	\$330.00	MICHIGAN WATER ENVIORNMEN
2026/02/04	KEITH HEWITT	(\$13.20)	(PC) 3986 ALL PHASE
2026/02/05	KEITH HEWITT	\$96.00	MIDWEST POWER EQUIPMENT
2026/02/05	KEITH HEWITT	\$16.57	MIDWEST POWER EQUIPMENT
2026/02/05	KEITH HEWITT	\$97.64	THE HOME DEPOT #2723
2026/02/03	MICHELLE PRINZ	\$35.97	AMAZON.COM*CQ8YM02P3
2026/02/09	MICHELLE PRINZ	\$28.97	AMAZON MKTPL*EW3SU0Q13
2026/02/10	MICHELLE PRINZ	\$24.18	GFS STORE #1901
2026/02/04	CATHERINE ADAMS	(\$9.75)	HOME CITY ICE
2026/02/07	CATHERINE ADAMS	\$33.98	AMAZON MKTPL*GZ8U002N3

2026/02/08	CATHERINE ADAMS	\$31.98	AMAZON MKTPL*2D6IK1F63
2026/02/11	CATHERINE ADAMS	\$515.94	AMAZON MKTPL*813B46PT3
2026/02/03	ED BESONEN	\$626.00	SQ *NATIONAL TACTICAL OFF
2026/02/05	ED BESONEN	\$17.19	TST* BARRIO - GRAND RAPID
2026/02/06	ED BESONEN	\$11.40	CHICK-FIL-A #04428
2026/02/06	ED BESONEN	\$403.20	AMWAY GRAND PLAZA HOTE
2026/02/06	ED BESONEN	\$403.20	AMWAY GRAND PLAZA HOTE
2026/02/01	BART CRANE	\$100.47	AMAZON RETA* RB6DI0K63
2026/02/02	BART CRANE	\$14.99	BEST BUY 00004168
2026/02/03	BART CRANE	\$12.00	AMWAY GRAND PLAZA PARKING
2026/02/05	BART CRANE	\$20.00	CITY OF GR PARKING RAMPS
2026/02/05	BART CRANE	\$15.90	TST* GIMME'S PAR AND GRIL
2026/02/02	DANIEL OPSOMMER	\$376.25	TITANHQ
2026/02/06	DANIEL OPSOMMER	\$273.93	SUPPLYHOUSE.COM
2026/02/03	ALLISON GOODMAN	\$8.98	TOM'S FOOD
2026/02/06	ALLISON GOODMAN	\$24.95	MEIJER STORE #324
2026/02/05	DAN PALACIOS	\$148.98	THE HOME DEPOT #2723
2026/02/10	ROBERT MACKENZIE	\$15.00	LANSING CENTER LOTS TIBA
2026/01/31	CURT SQUIRES	\$129.00	AMAZON RETA* AI0431133
2026/02/01	CURT SQUIRES	\$38.98	AMAZON RETA* GIOGH0D63
2026/02/04	CURT SQUIRES	\$100.00	A1 DETAILING & CUSTOMS
2026/02/05	CURT SQUIRES	\$16.00	TST* GIMME'S PAR AND GRIL
2026/02/06	CURT SQUIRES	\$54.00	ELLIS FIFTH THIRD BANK
2026/02/06	CURT SQUIRES	\$15.26	TST*CINCO DE MAYO MONROE
2026/02/06	CURT SQUIRES	\$201.60	AMWAY GRAND PLAZA HOTE
2026/02/03	SAMANTHA DIEHL	\$25.00	PAYPAL *ORIONNEIGHB
2026/01/30	THOMAS BAKER	\$25.46	COMPLETE BATTERY SOURCE
2026/02/04	THOMAS BAKER	\$37.98	RIVERSTONE ACE LLC
2026/02/02	TIMOTHY SCHMITT	\$95.00	MICHIGAN ASSOCIATION OF P
2026/02/03	TIMOTHY SCHMITT	\$45.00	MICHIGAN E* MI
2026/02/11	TIMOTHY SCHMITT	\$25.00	MSU PAYMENT ONLINE

TOTAL

\$15,703.85

ACH Transactions
01/30/2026 to 02/12/2026

Date	Payee	Amount	Purpose
1/30/2026	MERS	\$ 545,417.96	Employee Retirement
2/2/2026	Blue Care Network	\$ 25,620.96	Employee Health Insurance
2/3/2026	IRS	\$ 135,448.20	Payroll Taxes 02/06/2026
2/3/2026	Various Financial Institutions	\$ 382,840.24	Payroll Deductions 02/06/2026
2/3/2026	Blue Care Network	\$ 28,211.02	Employee Health Insurance
2/5/2026	Consumers Energy	\$ 4,078.62	Utility Transaction Fees
2/6/2026	Alerus Retirement	\$ 60,265.50	Payroll Deductions 02/06/2026
2/6/2026	Nationwide	\$ 12,499.80	Payroll Deductions 02/06/2026
2/9/2026	HealthEquity	\$ 9.80	Employee Health Savings Mthly Fee
2/9/2026	Delta Dental	\$ 17,691.07	Employee Dental Insurance
2/11/2026	Gallagher Benefit Services	\$ 3,250.00	Employee Vision Insurance
2/11/2026	Wage Works	\$ 275.00	COBRA Admin Fee
2/11/2026	Blue Care Network	\$ 11,865.84	Employee Health Insurance
2/12/2026	MCT Utility	\$ 2,807.20	Water/Sewer Utility Transactions
	Total ACH Payments	\$ 1,230,281.21	



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Date: February 6, 2026

Re: 2026 Asphalt Spot Repair Contract Award

Township staff recently requested bids for the 2026 Asphalt Spot Repair Contract. Bids are solicited on a unit price basis. The work involves approximately 250 tons of HMA, 13A to be installed at various utility repair locations throughout the Township.

The low bid was from S.A. Smith Paving & Trucking Inc. in an estimate amount of \$89,335. Township staff recommend awarding this contract to the low bidder, S.A. Smith Paving & Trucking Inc. This contractor held the most recent asphalt spot repair contract with the Township and performed high-quality work on behalf of the Township. All of the pay item prices in S.A. Smith Paving & Trucking Inc.'s bid are identical to their 2023-2025 contract with the Township.

The Board approved funding for this contract across many different accounts in the 2026 Township Budget. This contract is used for many different purposes, including parking lot spot repairs, trail/pathway spot repairs, local road program spot repairs, restoration for water and sanitary sewer emergency repairs and scheduled projects, etc.

The contract contains an option for the Township to renew the contract for an additional two years (i.e. three years in total). If the Township elects to renew, the bid unit prices will be increased by the ENR Construction Cost Index.

We are happy to answer any questions the Board may have.

The following motion has been prepared for the Board's consideration:

MOVE TO AWARD THE 2026 ASPHALT SPOT REPAIR CONTRACT IN THE AMOUNT OF \$89,335 TO S.A. SMITH PAVING & TRUCKING INC. AND AUTHORIZE THE TOWNSHIP SUPERVISOR TO EXECUTE THE CONTRACT.

Attachment:

1. 2026 Asphalt Spot Repair Contract Bid Tab
2. [2026 Asphalt Spot Repair Contract](#)

Asphalt Spot Repair Contract 2026

DESCRIPTION	QTY	UNIT	SA Smith Paving & Trucking		McKearney Asphalt & Sealing		American Asphalt, Inc.		Mike & Son Asphalt, Inc.		Hutch Paving INC		Leavitt & Starck Excavating Inc.	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
Traffic Control, Minor	20	Ea	\$375.00	\$7,500.00	\$1,000.00	\$20,000.00	\$950.00	\$19,000.00	\$300.00	\$6,000.00	\$2,500.00	\$50,000.00	\$800.00	\$16,000.00
Traffic Control, Major	2	Ea	\$490.00	\$980.00	\$2,000.00	\$4,000.00	\$3,500.00	\$7,000.00	\$1,200.00	\$2,400.00	\$4,500.00	\$9,000.00	\$1,700.00	\$3,400.00
Surface Removal	600	Syd	\$45.00	\$27,000.00	\$20.00	\$12,000.00	\$35.00	\$21,000.00	\$30.00	\$18,000.00	\$58.00	\$34,800.00	\$38.00	\$22,800.00
HMA, 13A, Spot Repair	250	Ton	\$215.00	\$53,750.00	\$300.00	\$75,000.00	\$300.00	\$75,000.00	\$390.00	\$97,500.00	\$320.00	\$80,000.00	\$1,025.00	\$256,250.00
Aggregate Base	3	Ton	\$35.00	\$105.00	\$100.00	\$300.00	\$275.00	\$825.00	\$65.00	\$195.00	\$150.00	\$450.00	\$90.00	\$270.00
Total:			\$89,335.00	\$111,300.00	Total:	\$111,300.00	Total:	\$122,825.00	Total:	\$124,095.00	Total:	\$174,250.00	Total:	\$298,720.00



To: Board Members
From: Stephen Gebes, IT Director
Date: February 9, 2026
Re: Brightline IT HPE Alletra SaaS Contract Renewal Execution

In 2022, Township staff worked with Brightline IT to install a Hewlett Packard Enterprises Alletra 5030 Storage Area Network array. Brightline bundled a three-year software and service support agreement with the hardware purchase. That coverage has ended. Needing to maintain support on this critical infrastructure, the Township is exercising our option to extend the support agreement to cover an additional year of SaaS support for the HP SAN device.

This contract provides a service that is essential to Township digital service continuity.

At this level of service, Hewlett Packard leverages their GreenLake remote management system to make sure that the storage array is operating at peak performance around the clock. More importantly, the service provides immediate dispatch of technicians and parts in the event of any anomaly that may be presented by the storage array.

As such, the following motion is presented for the Board's consideration:

MOVE TO EXECUTE THE HPE ALLETRA SAAS RENEWAL CONTRACT WITH BRIGHTLINE IT, EXTENDING HEWLETT PACKARD ENTERPRISE SAAS (GREENLAKE) SUPPORT FOR THE ALLETRA SAN ARRAY AN ADDITIONAL YEAR THROUGH NOVEMBER 30, 2026.

Attachment:

1. HPE Alletra SaaS Renewal Proposal for: Meridian Township, Ingham County MI, January 26, 2026 Quoted by Antoinette Wissner, Brightline Technologies



We have prepared a quote for you

HPE Alletra SaaS Renewal

Quote # 005873
Version 1

Prepared for:

Meridian Township

Stephen Gebes
geb@meridian.mi.us

Software

Qty	Description	Price	Ext. Price
1	1 Year Software and Support Renewal SaaS for HPE Alletra 5030 Storage Array	\$5,906.00	\$5,906.00
Term: 12/01/2025 - 11/30/2026			

Subtotal: **\$5,906.00**

HPE Alletra SaaS Renewal

Quote #005873 v1

Prepared For:
Meridian Township
Stephen Gebes
5151 Marsh Road
Okemos, MI 48864
P: (517) 853-4222
E: gebes@meridian.mi.us

Prepared by:
Brightline Technologies
Antoinette Wissner
10355 Citation Dr.
Brighton, MI 48116
P: (248) 886-0248
E: antoinette@brightlineit.com

Date Issued:
01.26.2026
Expires:
02.27.2026

Quote Summary

Description	Amount
Software	\$5,906.00
Total:	\$5,906.00

Payment Terms: NET 15

Provider reserves the right to correct any errors, inaccuracies or omissions, and to change or update information or cancel orders if any information, including Services or pricing is inaccurate.

Acceptance and Incorporation by Reference

This Order together with the Master Services Agreement and Service Attachments and other terms and conditions identified on Exhibit A, all of which are incorporated herein by reference (collectively, the "Agreement") is between Brightline Technologies (sometimes referred to as "we," "us," "our," or "Provider"), and the customer identified on the Order (sometimes referred to as "you," "your," or "Client"). This Agreement is effective as of the date the Client accepts the Order (the "Effective Date").

By signing or accepting this Order, Client acknowledges, represents, and warrants that it has read and agrees to the terms and conditions identified on Exhibit A to this Order which are incorporated as if fully set forth herein.

The parties hereby agree that electronic signatures to this Order shall be relied upon and will bind them to the obligations stated herein. Each party hereby warrants and represents that it has the express authority to execute this Agreement(s).

Provider may make changes to the Agreement at any time. If there are changes, Provider will revise the date at the top of the document. Provider may or may not provide Client with additional notice regarding such changes. Client should review the terms and conditions regularly. Unless otherwise noted, the amended terms and conditions will be effective immediately, and your continued use of the Services thereafter constitutes your acceptance of the changes. If you do not agree to the amended terms and conditions, you must stop using the Services immediately. Please note, you may incur a termination fee or other third-party fees, if applicable.

The parties, acting through their authorized officers, hereby execute this Agreement.

Meridian Township

Signature:

Name:

Date:


Exhibit A

Agreement	Description
<u>Master Services Agreement</u>	General terms and conditions applicable to all Provider products and services.
<u>Service Attachment for Managed Services</u>	Core managed services including monitoring, remote management, and help-desk.
<u>Service Attachment for Managed Compliance Services</u>	Consulting and advising regarding regulatory and legal compliance.
<u>Service Attachment for Co-Managed Services</u>	Describes the division of responsibilities in a Co-managed environment.
<u>Service Attachment for Penetration Testing</u>	Penetration testing and simulating cyberattacks to identify and address vulnerabilities within an organization's systems, networks, and applications.
<u>Service Attachment for Colocation</u>	Responsibility matrix for organizations not using Provider's fully managed services.
<u>Schedule of Services</u>	Description of managed services offered by Provider.
<u>Data Processing Agreement</u>	Data security and privacy agreement including statutorily required terms.
<u>Service Level Objectives</u>	Targeted response times by tier of severity.
<u>Schedule of Third-Party Services</u>	Notice of third-party services and waiver of claims.



To: Board Members

**From: Dan Opsommer, Deputy Township Manager
Director of Public Works and Engineering**

Robert MacKenzie, Public Works Superintendent

Date: February 6, 2026

Re: Disposal of Surplus Equipment and Vehicles

The following Motor Pool equipment and vehicle have been declared surplus by the Department of Public Works. We are requesting authorization to sell the following equipment and vehicles at public auction, internet auction, direct sale/trade-in to another municipality or state government, or by sealed bid:

- Unit #133
Chevrolet C4500 Ambulance
VIN# 1GB6G5CL8D1133344 2013

- Unit #119
Ford Explorer
VIN# 1FM5K8AR0FGC08242 2015

- Unit #70
Toro 4100D
Batwing Mower ID Tag 313000141 2013

- Unit #79
Toro 4100D
Batwing Mower ID Tag 30413 - 290000323 2009

- Unit #18
Case 580K Super M Backhoe
ID Tag # N8C434200 2007

- Unit #30
Navistar
VIN# 1HTWNAZT3EH778559 2013

- Unit #60
Chevrolet Express Van
VIN# 1GCFG15X961217390 2006

- Unit #91



To: Board Members

From: Courtney Wisinski
Director of Parks and Recreation

Date: February 10, 2026

Re: Grant Application for the engineering and design assistance for the Meridian Regional Trailhead located at 5280 Okemos Road through the Dick Allen Lansing to Mackinaw (DALMAC) Fund

The Meridian Township Park Commission unanimously supports submitting an application to the Dick Allen Lansing to Mackinaw (DALMAC) Fund for assistance with engineering and landscape design for a proposed trailhead located at 5280 Okemos Road, Haslett, Michigan.

The DALMAC Fund advances and promotes bicycling throughout Michigan by providing grant funding for initiatives that enhance bicycle safety, public awareness of bicyclists' rights, bicycling events, trail development, bicycle maintenance education, and social opportunities for bicyclists. The DALMAC Fund expects to award a minimum of \$120,000 in grants during the 2026 funding cycle. The application deadline for the upcoming round is March 1, 2026.

The proposed Meridian Regional Trailhead will serve as a central hub within the region's extensive trail network, improving connectivity and accessibility for both pedestrians and cyclists. The regional system includes the MSU to Lake Lansing Regional Pathway, more than 85 miles of paved pedestrian and bicycle pathways, and approximately 20 miles of natural surface trails. Since the recent completion of Phase II of the pathway, pedestrian and bicycle use has increased significantly. The trailhead will provide a safe and convenient location for users to rest and refresh, helping to meet growing demand for outdoor recreation while promoting sustainable and healthy lifestyles within the community.

In October 2025, the Meridian Township Parks & Recreation Department was awarded a Michigan Department of Natural Resources Natural Resources Trust Fund (NRTF) Grant for the Meridian Regional Trailhead Project at 5280 Okemos Road. The NRTF grant allows funding of up to 20% of the total project cost. Due to budget constraints associated with this large-scale development, \$50,000 was allocated in the NRTF grant request for engineering and design services. It is anticipated that total engineering and landscape design costs will exceed this amount. A DALMAC Fund request of \$10,000 would supplement these costs.

The Meridian Township Parks & Recreation Department therefore proposes to apply for a DALMAC Fund grant to assist with landscape design and engineering for the Meridian Regional Trailhead project.

A motion is prepared for Township Board consideration:



9.G.

MOVE TO APPROVE AN APPLICATION TO THE DALMAC FUND GRANT FOR ASSISTANCE WITH LANDSCAPE DESIGN AND ENGINEERING FOR THE TRAILHEAD AT 5280 OKEMOS ROAD. LOCAL MATCH FUNDS ARE NOT REQUIRED.

2026 DALMAC Fund Inc. Grant Application

1. Organization's name Meridian Township Parks & Recreation Department
2. Address 5151 Marsh Rd.

City Okemos State MI Zip Code 48864
3. Contact person Courtney Wisinski
4. Title Director of Parks & Recreation
5. Phone number (517) 853-4604
6. Email address wisinski@meridian.mi.us
7. Web page address (if you have one) https://www.meridian.mi.us/home
8. Total grant funds requested \$ 10,000
9. Total project budget \$ 509,600
10. When was your organization incorporated? 1841
11. Do you have a charter or bylaws? Yes No
12. What is your incorporation status? Charter Township
13. What is your tax status? Government
14. Federal ID number 38-600-7712
15. Do you have audited financial statements? Yes No
16. Are financial statements available if we request to see them? Yes No

Questions 17 to 23 should be answered for each project or activity if you are submitting more than one project or activity.

17. Please describe your project keeping in mind the DALMAC Fund's goals – limit 200 words see examples in the 2026 DALMAC Fund Grant Inc. Instructions document.
Meridian Township proposes to construct the Meridian Regional Trailhead along the MSU to Lake Lansing Regional Pathway. The trailhead will be located near the newly completed Phase II segment of the pathway and will serve as a key access point to more than 85 miles of interconnected pathways throughout Meridian Township. Planned amenities include a restroom, drinking fountain, bike repair station, shaded seating, picnic area and parking. The total project cost is \$499,600, funded through a

2026 DALMAC Fund Inc. Grant Application

\$349,600 Michigan Department of Natural Resources Natural Resources Trust Fund grant and a \$150,000 local match.

18. Select 1 grant area for proposal evaluation. You may submit more than one application to the DALMAC Fund covering multiple projects or activities.

- Bicycle facility construction
- Bicycle facility design or planning
- Bicycle education programs
- Activities promoting bicycling for transportation, health and/or recreation
- Purchase of bicycles and related equipment
- Develop bicycle routes or maps
- Other bicycle related projects

19. Describe the need for this project (up to 500 words)?

The trailhead will serve as a central hub for the region's extensive trail network, enhancing connectivity and accessibility for walkers and cyclists. The regional system includes the MSU to Lake Lansing Regional Pathway, more than 85 miles of paved pedestrian and bicycle pathways, and 20 miles of natural surface trails. Since the recent completion of Phase II of the pathway, pedestrian and bicycle traffic has increased significantly. The proposed trailhead will provide a safe and convenient location for users to rest and refresh, supporting growing demand for outdoor recreation while promoting sustainable, healthy lifestyles within the community.

20. What experience or expertise does your organization have in carrying out this kind of project?

Meridian Township has extensive experience planning, constructing, and maintaining parks, pathways, and trailhead facilities. Since 1989, the Township has developed 30 parks, more than 85 miles of paved bicycle and pedestrian pathways, and 20 miles of natural surface trails. In addition, Meridian Township has installed four (4) bicycle repair stations at park locations along the pathway system to support safe and convenient use. This longstanding track record demonstrates the Township's capacity to successfully deliver and manage trail infrastructure projects of similar scale and complexity.

21. Will this project generate income? Yes _____ No _____

22. Who will directly benefit from your project?

Meridian Township is home to approximately 45,000 residents, many of whom use the Township's parks, pathways, and trails on a daily basis. The proposed trailhead will directly benefit these users by providing a safe, convenient location to rest and take a break along the route. In addition, the trailhead will serve regional visitors who access the MSU to Lake Lansing Regional Pathway, expanding the project's benefit beyond the Township and supporting increased recreational use of the trail system.

2026 DALMAC Fund Inc. Grant Application

23. How many people will directly benefit from your project?

Approximately 45,000 Meridian Township residents will directly benefit from the project. In addition, the trailhead will serve users from the greater region due to its proximity to Michigan State University and its connection to the MSU to Lake Lansing Regional Pathway, which provides access to a broader, interconnected regional trail system.

24. If you are proposing to build a facility, how will it be maintained?

The maintenance of this trailhead would be completed by Meridian Township Parks & Recreation staff. In the parks department, there are six full-time staff members year-round with four additional full-time staff in the summer. The maintenance would be the same as other trailheads in our parks system.

25. Submit a video, up to 3 minutes long, as described in the instructions, describing your grant request and a second video (if funded) describing your grant's completion or success. All videos must be in .MOV and .MP4 file formats.

26. How will you credit the DALMAC Fund as a funding source?

We will credit the DALMAC Fund in multiple ways including; website, Facebook Status posts, trailhead ribbon cutting, monthly newsletter (Playbook), and we can install a sign with the DALMAC logo at the trailhead as well.

27. Are you willing to provide a report and photographs to the DALMAC Fund committee that can be posted on the TCBA or DALMAC Fund web page by November 1, 2026?

Yes No

28. TCBA would like to showcase your project or program's success. Please provide a link to your organization's relevant webpage, Facebook page or other online program summary.

Home Page: <https://www.meridian.mi.us/home>

Facebook: <https://www.facebook.com/MeridianTwpParksRec>

Instagram: <https://www.instagram.com/meridianparksandrec>

29. Will you send copies of news articles promoting or publicizing your project? Yes

30. Will you send copies of materials you have used to promote your project? Yes

31. Is this application the same or substantially the same as a project funded by the DALMAC Fund last year? If yes, tell us how you will fund this project if the DALMAC Fund does not fund it in 2026.

No

2026 DALMAC Fund Inc. Grant Application

32. Will you send a representative to the DALMAC Fund showcase event tentatively scheduled for Wednesday, May 13th at Foster Community Center in Lansing, to describe your program?
Yes X No _____

Required Attachments and Signature

a. Attachments

- i. The budget and including any matching funds for each activity or project
- ii. A project timeline showing the project’s beginning and ending dates
- iii. Attach documentation showing local support for this project

b. Signature

In signing this application for a DALMAC Fund Inc. grant, I certify I am authorized to sign the DALMAC Fund Inc. grant request, the organization on whose behalf this request is made has appropriate liability insurance and will hold harmless the DALMAC Fund Inc., the Tri-County Bicycle Association and Dick Allen’s estate in the event of a law suit resulting from the implementation of the grant, and the funds will be used for the purpose(s) described in the grant request. Submit the documents and the signed signature page as a PDF document via email to: DALMACFund@biketcba.org. **Do not** mail (via U.S. Post Office) the application or the signature page.

Signature and Title

Date

**2026 DALMAC Fund Inc. Grant Application Proposed Budget
Meridian Regional Trailhead**

EXPENSES

Scope Item	Quantity	Total Estimated Cost
Bench	2	\$1,600
Bike Rack	1	\$300
Paved ADA Parking Spaces	1	\$10,000
Drinking Fountain	1	\$2,700
Picnic Table	1	\$1,000
Recycle Bins	1	\$800
Restroom Building	1	\$300,000
Utilities	1	\$100,000
Signage	1	\$2,200
Access Pathway	1	\$30,000
Permit Fees	1	\$500
MNTRF Sign	1	\$500
Engineering	1	\$50,000
Subtotal		\$499,600

SOURCE OF PROJECT COSTS

MDNR - Trust Fund Grant	\$349,600
Meridian Township Match Funds	\$150,000
DALMAC Request for Design Funds	\$10,000
Subtotal	\$509,600

**2026 DALMAC Fund Inc. Grant Application Proposed Timeline
Meridian Regional Trailhead**

Date	Task
February	Release Request for Proposal for design and engineering Contractor award of design and engineering
March	Kick-off meeting with design and engineering firm
May	Begin utility installation and excavation
June	Begin construction of bathroom, pathway, bike rack and repair station and parking lot
August	Complete construction
September	Meridian Regional Trailhead Grand Opening Ribbon Cutting



906 Adventure Team
955 N. Lakeshore Blvd
MARQUETTE, MI

Director Wisinski,

I am writing on behalf of 906 Adventure Team to express our strong support for the Meridian Township Parks and Recreation Department's proposal to develop the Meridian Regional Trailhead at Nancy Moore Park through the Michigan Department of Natural Resources - Natural Resource Trust Fund Grant. This project will bring valuable new amenities to our community, enhance outdoor recreation opportunities, and promote environmental stewardship.

The proposed trailhead will serve as a central hub, encouraging outdoor recreation throughout our regional trail system, dog parks, Nancy Moore Park, and Okemos Road Preserve. With thoughtfully designed amenities, it will provide a welcoming rest area within Meridian Township's 85 miles of trails and pathways. Additionally, the integration of native plants and natural habitats will offer an enriching environment where visitors can connect with nature and learn while they recreate.

We have full confidence in the Meridian Township Parks and Recreation Department's ability to successfully manage and implement this project. The development of this trailhead will leave a lasting positive impact on our community, enhancing recreation experiences and strengthening connections between residents, visitors, and the regional trail system.

906 Adventure Team wholeheartedly supports this initiative, and we appreciate your consideration of this important project.

Sincerely,

A handwritten signature in black ink that reads "Emily Mason". The signature is written in a cursive, flowing style.

Emily Mason

906 Adventure Team
Lakeshore Basecamp Lead

"Empowering people to become the best version of themselves through outdoor adventure."

March 17, 2025

Director Wisinski,

I am writing on behalf of Friends of the Lansing Regional Trails to express our strong support for the Meridian Township Parks and Recreation Department's proposal to develop the Meridian Regional Trailhead at Nancy Moore Park through the Michigan Department of Natural Resources - Natural Resource Trust Fund Grant. This project will bring valuable new amenities to our community, enhance outdoor recreation opportunities, and promote environmental stewardship.

The proposed trailhead will serve as a central hub, encouraging outdoor recreation throughout our regional trail system, dog parks, Nancy Moore Park, and Okemos Road Preserve. With thoughtfully designed amenities, it will provide a welcoming rest area within Meridian Township's 85 miles of trails and pathways. Additionally, the integration of native plants and natural habitats will offer an enriching environment where visitors can connect with nature and learn while they recreate.

We have full confidence in the Meridian Township Parks and Recreation Department's ability to successfully manage and implement this project. The development of this trailhead will leave a lasting positive impact on our community, enhancing recreation experiences and strengthening connections between residents, visitors, and the regional trail system.

The Friends of the Lansing Regional Trails wholeheartedly supports this initiative, and we appreciate your consideration of this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kip Bohne", with a long horizontal flourish extending to the right.

Kip Bohne
President
Friends of the Lansing Regional Trails
517 290-0566
Lansingtrails.org

From: [Emma Campbell](#)
To: [Courtney Wisinski](#)
Subject: Fw: Nancy Moore Park Trailhead proposal
Date: Friday, March 28, 2025 10:05:17 AM



Emma Campbell
Land Stewardship Coordinator
Parks and Recreation
ecampbell@meridian.mi.us
W 517.853.4614 | F 517.853.4099

2100 Gaylord C. Smith Court | Haslett, MI 48840
meridian.mi.us

From: Bruce Peffers <peffersb@yahoo.com>
Sent: Thursday, March 13, 2025 7:32 PM
To: Courtney Wisinski <wisinski@meridian.mi.us>
Cc: Nicklaus Wing <wing@meridian.mi.us>; Emma Campbell <ecampbell@meridian.mi.us>
Subject: Nancy Moore Park Trailhead proposal

Director Wisinski,

I am writing to express my strong support of the Meridian Parks and Recreation department's proposal to develop the Meridian Regional Trailhead at Nancy Moore Park. This project, funded through the MiDNR Natural Resource Trust Fund Grant, will greatly improve the already stellar outdoor recreation opportunities in the Township.

The trailhead will connect our fantastic 85-mile trail system, the dog parks, Nancy Moore Park, and Okemos Road Preserve (formerly Central Park Highlands). Trailhead amenities will provide a much-needed rest area. It could also include the integration of native plants and natural habitats, an educational plus.

I have full confidence in the Parks and Recreation Department's ability to manage and implement this project. I look forward to the enhanced recreation opportunities this trailhead will provide and the lasting impact it will have in the community.

In short, I wholeheartedly support this initiative, and appreciate your consideration of my opinion.

Regards,
Bruce Peffers
4932 Sioux Way, Okemos
517-515-3022

Director Wisinski,

I am writing on behalf of Playmakers to express our strong support for the Meridian Township Parks and Recreation Department's proposal to develop the Meridian Regional Trailhead at Nancy Moore Park through the Michigan Department of Natural Resources - Natural Resource Trust Fund Grant. This project will bring valuable new amenities to our community, enhance outdoor recreation opportunities, and promote environmental stewardship.

Playmakers has a longstanding partnership with Meridian Township, working together on youth programming and hosting weekly runs that utilize the trail system. The proposed trailhead will serve as a central hub, encouraging outdoor recreation throughout our regional trail system, dog parks, Nancy Moore Park, and Okemos Road Preserve. With thoughtfully designed amenities, it will provide a welcoming rest area within Meridian Township's 85 miles of trails and pathways. Additionally, the integration of native plants and natural habitats will offer an enriching environment where visitors can connect with nature and learn while they recreate.

These new bathroom facilities will be a great addition for all who use the trail, including Playmakers staff, customers, and training teams. We have full confidence in the Meridian Township Parks and Recreation Department's ability to successfully manage and implement this project. The development of this trailhead will leave a lasting positive impact on our community, enhancing recreation experiences and strengthening connections between residents, visitors, and the regional trail system.

Playmakers wholeheartedly supports this initiative, and we appreciate your consideration of this important project.

Sincerely,

Andy Marsh
Co-Owner, Playmakers



To: Township Board Members
From: Amber Clark, Neighborhoods & Economic Development Director
Date: February 17, 2026
Re: Village of Okemos Brownfield Redevelopment Plan Termination

The Township Board held a public hearing on Tuesday, February 6, 2026, regarding the proposed termination of the Village of Okemos Brownfield Plan. State law requires a public hearing when a local unit of government considers terminating an approved Brownfield Plan. Public Act 381, as amended, authorizes a municipality to terminate a Brownfield Plan if no activity has occurred for at least two years following its approval.

As discussed during the public hearing and Board deliberation on February 6, factors have prevented the approved Village of Okemos project from advancing. Two years have now passed since approval, and no vertical construction activities supported by the plan have taken place. Based on these findings, the Meridian Township Brownfield Redevelopment Authority recommends that the Township Board terminate the locally approved plan.

Brownfield Plan Termination Process

Public Act 381 states that *“a governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for not less than 2 years following the date of the resolution approving the brownfield plan or plan amendment, the governing body first does both of the following:*

- 1. Gives 30 days' prior written notice to the developer at its last known address by certified mail or another delivery method that provides proof of attempted delivery.*
- 2. Provides the developer an opportunity to be heard at a public meeting.*
- 3. If a brownfield plan or plan amendment is terminated under subdivision (b), the governing body may approve a new brownfield plan or plan amendment for the eligible property under which tax increment revenues may be captured for up to the period of time provided under section 13 (5).”*

Following the required public hearing, the Township Board may vote to adopt a resolution terminating the Brownfield Plan. A motion is prepared for your consideration:

MOVE TO ADOPT THE RESOLUTION TERMINATING THE VILLAGE OF OKEMOS BROWNFIELD PLAN AS APPROVED BY THE MERIDIAN TOWNSHIP BOARD ON OCTOBER 24, 2022.

Memo to Township Board

February 17, 2026

Re: Village of Okemos Brownfield Redevelopment Plan Termination

Page 2

Attachment:

1. Resolution Terminating the Village of Okemos Brownfield Plan as approved October 24, 2022.

RESOLUTION

At a regular meeting of the Township Board of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, on the 17th day of February 2026, at 6:00 p.m., Local Time.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, pursuant to Public Act 381 of 1996, as amended (“Act 381”), the Meridian Township Brownfield Redevelopment Authority (MTBRA) was established by resolution of the Township Board of Meridian for the purpose of redevelopment and reuse of eligible properties within Meridian Township; and

WHEREAS, the Meridian Township Board held a public hearing at its meeting on October 18, 2022, as required by the Brownfield Redevelopment Financing Act to hear comments on the request to support a Brownfield Plan for the Village of Okemos Redevelopment project. On October 24, 2022 the Township Board approved the Village of Okemos Brownfield Redevelopment Plan (the “Plan”) for the eligible property located within the Downtown Development district, as legally described in the adopted Plan; and

WHEREAS, the MTBRA determined that no eligible activities have occurred and that no vertical construction or other planned improvements identified in the Plan have begun within two (2) years of Township Board approval; and

WHEREAS, Section 14(8)(b) of Act 381 permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified fails to occur for at least two (2) years following the date of the resolution approving the plan; and

WHEREAS, the MTBRA at its regular meeting dated August 14, 2025, voted to recommend that the Township Board terminate the Village of Okemos Brownfield Redevelopment Plan in accordance with Section 14(8)(b) of Act 381, as amended; and

WHEREAS, pursuant to Act 381, the Township provided written notice to the developer of the intent to terminate the Plan and offered the developer an opportunity to be heard at a duly noticed public meeting of the Township Board; and

WHEREAS, a public hearing on the termination of the Plan was held before the Township Board on February 6, 2026, in accordance with Act 381, and all interested parties were given an opportunity to be heard; and



To: Township Board

**From: Tim Dempsey, Township Manager
Abby Tithof, Human Resources Director**

Date: February 13, 2026

Re: 2026-2027 TPOAM Professional Supervisory Association Tentative Agreement

We are pleased to present for the Board’s consideration approval of a tentative agreement between the Township and the TPOAM Professional Supervisory Association. With assistance from Township Attorneys Mills and Forgione, we have reached terms for the Board’s consideration. The Supervisory Association has ratified the tentative agreement.

Not surprisingly, the primary negotiating issue was wages. This agreement provides for 3% increases over the next two years, plus additional increase to the steps for select positions to better reflect the overall market. There are one-time payments of \$2,500 for those positions where steps are not being adjusted and \$1,000 payments for all members in 2027.

Beyond wage adjustments, other notable highlights include:

- Increasing annual sick leave sell back from 20 hours to 40 hours
- Increasing vacation hours maximum from 200 to 220 and providing greater flexibility for vacation use in the first six months of employment
- Clarifying and providing enhanced bereavement leave
- Increasing longevity pay rates
- Providing multiple language revisions for enhanced clarity, including the new ESTA requirements

The Township has seven collective bargaining agreements and this is the first contract that was up for renewal. The six remaining contracts and their expirations are as follows:

BARAGINING UNIT	Contract Start	Contract End
POAM - Police Officers	1/1/2023	12/31/2026
CCLP - Police Supervisory	1/1/2023	12/31/2026
IAFF Local 1600 - Fire Fighters	1/1/2023	12/31/2026
TPOAM - Administrative Professionals	1/1/2023	12/31/2027
TPOAM - DPW and Parks & Recreation	1/1/2023	12/31/2027
TPOAM - Non-Supervisory Professional	1/1/2023	12/31/2027

We plan to commence discussion with the police and fire unions by mid-year with the goal of reaching agreement before their current contracts expire.

The following motion is proposed for Board consideration:

MOVE TO APPROVE THE 2026-2027 TPOAM PROFESSIONAL SUPERVISORY ASSOCIATION AGREEMENT AS OUTLINED IN THE MEDIATOR'S RECOMMENDED SETTLEMENT AND REVISED WAGE SCALE.

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

Provided written notice of the unit's ratification is submitted to the Employer by noon on February 13, the parties agree to the following changes for their successor bargaining agreement:

1. Duration - 2-year contract (January 1, 2026 – December 31, 2027)

2. Article 39(A) – Salaries.

2026 Wages

As reflected in the attached spreadsheet, retroactive to January 1, 2026. With the exception of the Records Division Supervisor, the Township intends to place individuals on their current step in the proposed wage scales.

- Example: the Parks and Land Superintendent is at top step as of 2025 and will be in the new top step for the new wage scale moving forward.
- Example: the Communications Manager is at Step 4 as of 2025 and will be in Step 4 until her anniversary in 2026.
- If an agreement is ratified before her anniversary date, the Records Division Supervisor would be placed at Step 2 of the new scale. If ratified after her anniversary, she would be placed at Step 3.

In addition, the Township will issue a \$2,500 lump sum payment to the following classifications within 30 days of mutual ratification:

- *Principal Planner*
- *Sr Proj Engineer*
- *Proj Engineer*
- *Communications Mgr*
- *Associate Planner*

2027 Wages. 3% increase effective January 1, 2027 and \$1,000 lump sum payment no later than January 31, 2027.

3. Article 39(A) – Salaries. Amend paragraph as follows:

Section A. Advancement on the following salary schedule is on the basis of seniority in one (1) year increments. ~~Effective January 1, 2023, unit members who are already at the top of the current wage scale on or before December 31, 2022, will be moved to the new step 8. All others will progress through the wage scale under the ordinary process.~~

4. Article 2 – Management Rights. Amended in relevant part as follows: “Further, all rights which ordinarily vest in and are exercised by employers except such as are specifically

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

relinquished herein are reserved to and remain vested in the Township, including but without limiting ~~the generality of the foregoing~~ the right . . . “

5. **Article 3(E) – Association Security.** Amended as follows: “The Township will deduct current dues or fees from the pay of the employees **bi-weekly by payroll deduction**. ~~for the second pay period ending in the calendar month.~~”
6. **Article 3(K) – Association Security.** Amended to comply with MCL 423.21 Ia as follows: “The employer will not more than **once per 90 days** ~~twice a year~~, upon request of the office of POAM Membership. . . .”
7. **Article 6 – Grievance Procedure.** Amended in relevant part as follows:

~~The parties, by mutual agreement, may extend the time limits provided for in the grievance procedure.~~ It is the intent of the parties to this Agreement that the grievance procedure set forth herein shall serve as a means for a peaceful settlement of disputes that may arise between them due to an alleged violation of the terms of this Agreement. Grievances are limited to matters of interpretation or application of expressed provisions of this Agreement. At each step of the grievance procedure the grievant and the Association representative shall sign the grievance and shall exchange signed and dated copies of the grievance with the recipient on the Township's behalf. ~~Grievances must be presented within seven (7) calendar days after the date of their occurrence, or seven (7) calendar days from the date on which the conditions causing the grievance becomes known.~~ **The parties, by mutual agreement, may extend the time limits of the grievance procedure. Absent such agreement, the Association's failure to advance a grievance to the next step within the time limits results in the grievance being settled on the basis of the Township's last answer. Any requirement for written submission is satisfied by hard-copy or e-mailed copy of the requisite material.**

The grievant may consult with the Association Chairperson prior to the filing of a grievance and participate in the grievance hearings without loss of time or pay, and may have representation at any step in the grievance procedure.

Step 1. Grievances must be presented within seven (7) calendar days after the date of their occurrence, or seven (7) calendar days from the date on which the conditions causing the grievance becomes known. A grievance shall be reduced to writing and discussed with the department director of the employee filing the grievance. The department director, after receipt of the written grievance, shall attempt to resolve the issue by responding to the employee and the Association Chairperson in writing within seven (7) calendar days.

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

Step 2. If the grievance still remains unsettled, it shall be presented, in writing, to the Township Manager ~~or~~ **and** Human Resources Director within seven (7) calendar days after the response of the department director is due. The Township Human Resources Director and Association Chairperson shall schedule a meeting **of themselves, the Manager, and grievant** within ten (10) calendar days to discuss the Association's appeal. The Township Manager shall render a written decision within seven (7) calendar days after the meeting ~~with the Association Chairperson.~~

Step 3. ~~If, at any of the first two steps of this procedure, the grievance is not continued by the employee and the Association to the proceeding step within the time limits imposed by this Agreement, the grievance will be considered to be resolved according to the Township's last answer.~~ If the Association is not satisfied with the disposition of the grievance by the Township Manager, **and wishes to advance** the grievance, **it must** ~~may be submitted~~ **same** to an impartial arbitrator within thirty (30) calendar days of receipt of the decision of the Township Manager. The Association must provide written notice of an intent to arbitrate to the Township.

Upon receipt of notice of intent to arbitrate, the parties shall attempt to agree upon an arbitrator. If the parties are unable to agree upon an arbitrator within ten (10) calendar days of receipt of notice of intent to arbitrate, the Association and the Township mutually agree to the following panel of arbitrators for the purpose of hearing all grievance arbitrations during the term of this Agreement:

1. Doyle O'Connor
2. Edward Plawecki
3. Deborah Brodsky
4. ~~Michael Long~~ **[replacement name to be mutually agreed upon]**
5. Charles Ammerson

Arbitrators on the panel shall be assigned a grievance arbitration case on a rotating basis with the arbitrator listed first as the one who will hear the first case. If an arbitrator on the panel is not able to hear a grievance arbitration case, within two (2) calendar months, the next arbitrator on the list of arbitrators shall be assigned to the case. Upon mutual agreement of the parties, an arbitrator may hear more than one case at a time.

An arbitrator may be removed from the list by the written consent of the parties during the term of this Agreement. Upon such removal, no further cases will be assigned to that arbitrator, but the arbitrator will hear and decide cases already

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

assigned to them. Upon removal of an arbitrator, the parties shall meet within thirty (30) calendar days to attempt to mutually agree upon another arbitrator to replace the arbitrator removed. A newly selected arbitrator shall be placed on the list in the place of the removed arbitrator.

The parties may mutually agree in writing to use the process and procedure of the **Michigan Employment Relations Commission** ~~American Arbitration Association~~ in lieu of the procedure set forth above.

[Remainder of Article 6 unchanged (Status Quo)]

8. **Article 8(A) – Seniority.** Amended to read as follows: “A regular full-time employee’s seniority ~~shall date~~ **shall be from** their most recent starting date of full-time employment within a classification in the bargaining unit.”

9. **Article 11(B) – Job Posting.** Amended in relevant part as follows:

The Township will, in its sole discretion, select the most qualified candidate for a job posting. If candidates’ qualifications and abilities are equal, ~~When the Township, in its sole discretion, determines an employee’s qualifications and abilities are equal to or greater than those of other applicants, then incumbency and~~ total bargaining unit seniority shall be the determining factor in awarding the position.

10. **Article 13(A) – Loss of Seniority.** Item 9 amended and Item 12 added (moved and amended from Article 16(D)) as follows:

9. The employee holds more than one (1) regular job wherein they are employed to exercise skills similar to those exercised for the Township, except that the Township will grant approval for dual employment unless such employment causes a possible conflict of interest for the employee. ***Employees shall abide by the outside employment policy promulgated by the Township.***

12. ***The employee on a leave of absence for any reason, including but not limited to illness, who does not return to work within twenty-four (24) calendar months of leaving, or a period equal to the length of their employment with the Township, whichever is shorter.***

11. **Article 14(D) – Layoff and Recall.** Amend first sentence as follows: “A recalled employee shall give notice of their intent to return to work within three (3) ~~consecutive~~ calendar days”

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

12. Article 15(A) – Discharge and Suspension. Amended as follows: “The Township shall not discharge or suspend any *non-probationary* employee without cause.”

13. Article 16(C) – Leave of Absence. Amended as follows: “Upon return of an employee from ~~a~~ *an approved* leave of absence, they shall be reemployed in their previous position.”

14. Article 18(A) – Health Insurance. Amended as follows:

The Employer shall provide each employee and eligible dependents with health insurance coverage selected through the Healthcare Coalition. The Association agrees to participate in a Healthcare Coalition involving an authorized representative from this bargaining unit and other Township employee groups to discuss and evaluate insurance options. The unit is subject to Public Act 152 of 2011. *The Township’s participation in the Healthcare Coalition satisfies its obligation to bargain over the selection of health insurance plans.*

15. Article 18(B) – Health Insurance. Amended as follows:

Subject to the selection of coverages by the Healthcare Coalition, the terms of any such coverage, and the provisions of Public Act 152 of 2011, *if the Employer determines to include an HSA in the coverage*, the Employer shall deposit, ~~if any,~~ an annual Health Savings Account (HSA) contribution into each employee’s Health Savings Account (HSA) in one installment that will be made in January, and will cover January through December.

16. Article 18(H) – Health Insurance. Amended as follows:

Retiree Health Insurance Provisions. The Employer will make available health insurance coverage to retirees, ~~and their spouse,~~ who *are eligible and receive pension payment or benefits under a Township retirement plan from the Township, and their spouse,* as follows:

6. Should the spouse survive the retiree, then the spouse shall continue to receive and be eligible for the above described retiree health ~~and hospitalization~~ coverage.

[Remainder of Article 18 Status Quo]

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

17. Article 23 - Sick Leave - Amend entire article as follows:

Section A. Sick leave is defined as absence from duty because of illness, injury, or quarantine resulting from exposure to contagious disease, provided said injury or illness is not covered entirely by the Michigan Workers' Disability Compensation Act. Employees may use sick leave in accordance with the eligibility criteria of Section 4(1)(a)-(1)(ed) of the Michigan **Earned Sick Time Paid Medical Leave** Act ("**ESTA**") (Public Act 338 of 2018, as amended). Sick leave shall be available to be used by the employee for the employee's illness or the illness of their "**family member**" **as defined by ESTA** ~~spouse, children, mother, father, brother, sister, grandparents, or those who functioned as "parents" for the employee during their pre-adult years.~~ Sick leave may also be used if the employee's presence is needed at home to care for ~~any of the above~~ **the defined** family members ~~or in-laws, or grandchildren.~~

Section B. [Status Quo]

Section C. *Employees who utilize sick leave for more than three consecutive assigned working days may be required to provide the Township with a statement from their treating health care professional verifying the need for sick leave. The Township shall pay the co-pay or coinsurance cost incurred for acquiring the documentation. Employees must submit this documentation, which can be written or in electronic form, within fifteen (15) days of the date it was requested.* ~~The Township may require such substantiation of sick leave as they deem necessary, including a certificate of a physician duly licensed to practice medicine in the State of Michigan, or~~ **In a case involving prolonged absence, or repeated absence, suspected abuse, or fitness for duty circumstances, the employee may be required to submit to an examination by a physician duly appointed by the Township to perform such examination. If such examination is required, the Township will pay the cost.**

Section D. [Removed in its entirety]

Section E. Sick leave benefits will be earned at a rate of 8 hours per each calendar month worked. ~~Sick leave can be accumulated up to a total of 880 hours.~~ Each new employee shall be credited with an advance of 80 hours for sick leave purposes when accepting a position with the Township on a full-time permanent basis. After they have actually earned 80 hours, they will then continue to accumulate at the specified rate.

Section F. [Moved to Revised Article 32 & amended as reflected there]

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

Section F. Sick Leave Payout Employees who accumulated a minimum bank of 500 hours as of *the last pay period in December* ~~January 1, 2020~~, and have at least 500 hours January 1 of each contract year shall have the option to annually sell back to the Township up to a maximum of ~~twenty (20)~~ **forty (40)** hours of sick leave. The employee shall be paid for any sick leave sold back to the Township at their ~~current~~ **prior December 31** hourly rate of pay. Payment shall be made on the first pay period after the contract year's end. ~~No other employees are eligible for this payout.~~

18. Article 24 - Bereavement Leave – Amend in full to read as follows:

Section A. Paid bereavement leave is available to employees for the purpose of grieving, attending services, and making other necessary arrangements as follows:

1. Death of employee's spouse or child – 5 consecutive business days
2. Death of parent, sibling, grandparent, or grandchild of employee or spouse – 3 consecutive business days
3. Death of aunt, uncle, nephew, or niece of employee or spouse – 1 business day

Section B. Leave must be taken within two (2) weeks of the date of death. Leave in excess of the above requires the approval of the department director and will be unpaid, unless the employee uses available personal or vacation leave.

Section C. Proof of death is required within two (2) weeks to receive paid leave.

Section D. The relationship of child, sibling, parent, grandparent, or grandchild include half-, step-, and adopted relations. For example, the death of an employee's stepchild will provide bereavement leave of 5 consecutive business days and the death of a spouse's half-sibling will provide bereavement leave of 3 business days.

19. Article 26 – Vacation. Amended as follows:

Section A. Each full-time employee shall be allowed to accumulate vacation up to a maximum of two hundred ~~twenty (200)~~ **220** hours. Vacation accumulated beyond this ~~200~~ **220** hour maximum will be forfeited ~~if not used within 30 days of the date of exceeding 200 hours.~~ Vacation shall be earned according to the following schedule of continuous and completed years of service.

[schedule unchanged]

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

Section B. ~~Employees cannot use vacation time until they have completed six (6) months of continuous employment.~~ **After 30 days of continuous employment, employees may use up to four (4) hours of vacation time. After completing six (6) months of continuous employment, remaining available vacation time may be used.**

Section C. [no change]

Section D. [Moved to Revised Article 32 & amended as reflected there]

20. Article 27 – Amend to require notice of the summons within 2 business days of receipt.

21. Article 28 – Amend to read as follows:

Article 28. PENSION PLAN Retirement Plan

Section A The Township agrees to provide the mechanism for employees' participation in the Township's Deferred Compensation Plan ~~through MissionSquare (formerly ICMA-RC).~~

Section B. ~~MissionSquare~~ 401a Pension Plan,

Employees are eligible to participate in a ~~MissionSquare~~ 401a Pension Plan with the following terms:

1. Immediate 100% vesting of Township contribution.

The Township shall contribute 10%, the employee shall contribute 3.5%, for a total contribution of 13.5%. Township contributions above 3% will be made at the sole discretion of the Township and are contingent on sufficient funds being available and budgeted each year. Any disputes regarding this provision will not be arbitrable.

2. Employee contributions are pre-tax.
3. Specific terms of the pension program are contained in the ~~MissionSquare~~ plan document, ~~including but not limited to the retirement age of 60.~~

Section C. ~~MissionSquare VantageCare~~ Retirement Health Saving Plans

The Township shall implement the ~~MissionSquare VantageCare~~ retirement health savings (RHS) program. The Township will contribute 2% of base pay to be

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

matched by employee's 1% pre-tax contribution. Immediate 100% vesting of Township contribution. Employee Benefit eligibility is designated at the date of separation. Death benefit allowed for surviving spouse and dependents to use for medical benefits. Unused sick leave must be contributed, as an additional employee match, upon separation or retirement.

Section D. **Missionsquare** 457 Plan

An annual contribution in the amount of two hundred fifty dollars (\$250) will be made to each employee's Township **MissionSquare** 457 account.

22. Article 29 – Work Hours, Paid Work Breaks & Compensatory Time. Add new Section G:

Section G. The parties agree the Township may implement, modify, or rescind flex or superflex schedules and work hours, in the Township Manager's sole discretion.

23. Article 32 – Amend title and content in full to read as follows:

Article 32 Separation Benefits Eligibility

Section A. Employees recognize the last two (2) weeks of their employment is important to the Township's continued operations and for the efficient transition of their job duties and must not abuse sick or vacation leave during the final two weeks of their employment.

Section B. Employees who provide at least two (2) weeks' advance written notice of resignation will be paid out for accumulated but unused sick and vacation leave and prorated longevity as follows:

- A. One fourth (1/4) of the employee's accumulated sick leave, up to 220 hours paid, will be contributed to their RHS.
- B. All accumulated but unused vacation leave will be paid through payroll.
- C. Prorated longevity payment based on the employee's date of separation.

Section C. Employees who have attained at least 60 years of age and provide at least thirty (30) days' advance written notice of retirement will be paid out for accumulated but unused sick and vacation leave and prorated longevity as follows:

- A. One half (1/2) of their accumulated sick leave, up to 500 hours, will be contributed to the employee's RHS.
- B. All accumulated but unused vacation leave will be paid through payroll.
- C. Prorated longevity payment based on the employee's date of separation.

MEDIATOR'S RECOMMENDED SETTLEMENT

Meridian Charter Township - Professional Supervisory Ass'n

February 12, 2026

Section D. Employees who are terminated will be paid their accumulated but unused vacation leave through payroll, but accumulated, unused sick leave will not be paid in any fashion.

Section E. Upon death of an employee, the Township will payout the deceased employee's accumulated but unused vacation leave via payroll and one half (1/2) of the employee's accumulated sick leave, up to 500 hours, will be contributed to the employee's RHS.

24. Article 35(A) - Longevity - Amend:

	Current	New Rates
5-9 years	\$320	\$400
10-13 years	\$640	\$800
14-17 years	\$960	\$1,200
Over 17 years	\$1,280	\$1,600

25. Article 39(F). Amended as follows:

To engage employees and improve employee morale, the Township may hold employee recognition activities or events; ~~including but not limited to Employee Appreciation Week picnics and related events, holiday parties, issuance of employee recognition awards and/or payment, such as the Archie Virtue Excellence Award, or raffle additional paid leave or~~ **offer awards, logo wear, or** other one-time benefits to employees. ~~in conjunction with these recognition events, activities or awards.~~

Housekeeping

- Ensure consistency of references (Employer v Township, employee v bargaining unit member, member, etc.)

2025 Wage Rates	Step 1 Hrly	Step 1/hr	Step 2/hr	Step 2/yr	Step 3/hr	Step 3/yr	Step 4/hr	Step 4/yr	Step 5/hr	Step 5/yr	Step 6/hr	Step 6/yr	Step 7/hr	Step 7/yr	Step 8/hr	Step 8/yr
Twp Engineer & Deputy Dir. of DPW & Engineering (+ \$4.15/hr for PE Cert)	\$38.66	\$80,412.80	\$40.24	\$83,699.20	\$41.85	\$87,048.00	\$43.45	\$90,376.00	\$45.02	\$93,641.60	\$46.63	\$96,990.40	\$48.22	\$100,297.60	\$50.63	\$105,310.40
Township Building Official	\$36.43	\$75,774.40	\$37.65	\$78,312.00	\$38.86	\$80,828.80	\$40.05	\$83,304.00	\$41.25	\$85,800.00	\$42.47	\$88,337.60	\$43.69	\$90,875.20	\$45.88	\$95,430.40
Principal Planner	\$36.43	\$75,774.40	\$37.65	\$78,312.00	\$38.86	\$80,828.80	\$40.05	\$83,304.00	\$41.25	\$85,800.00	\$42.47	\$88,337.60	\$43.69	\$90,875.20	\$45.88	\$95,430.40
Public Works Superintendent (+ \$6/hr for S-1)	\$36.43	\$75,774.40	\$37.65	\$78,312.00	\$38.86	\$80,828.80	\$40.05	\$83,304.00	\$41.25	\$85,800.00	\$42.47	\$88,337.60	\$43.69	\$90,875.20	\$45.88	\$95,430.40
Parks & Land Superintendent	\$36.43	\$75,774.40	\$37.65	\$78,312.00	\$38.86	\$80,828.80	\$40.05	\$83,304.00	\$41.25	\$85,800.00	\$42.47	\$88,337.60	\$43.69	\$90,875.20	\$45.88	\$95,430.40
Senior Project Engineer (+ \$4.15/hr for PE Cert)	\$32.13	\$66,830.40	\$34.21	\$71,156.80	\$35.34	\$73,507.20	\$36.92	\$76,793.60	\$38.51	\$80,100.80	\$40.11	\$83,428.80	\$41.73	\$86,798.40	\$43.82	\$91,145.60
Project Engineer	\$31.18	\$64,854.40	\$33.21	\$69,076.80	\$34.30	\$71,344.00	\$35.83	\$74,526.40	\$37.41	\$77,812.80	\$38.94	\$80,995.20	\$40.52	\$84,281.60	\$42.54	\$88,483.20
Communications Manager	\$31.18	\$64,854.40	\$33.21	\$69,076.80	\$34.30	\$71,344.00	\$35.83	\$74,526.40	\$37.41	\$77,812.80	\$38.94	\$80,995.20	\$40.52	\$84,281.60	\$42.54	\$88,483.20
Senior Planner	\$30.56	\$63,564.80	\$31.75	\$66,040.00	\$32.97	\$68,577.60	\$34.19	\$71,115.20	\$35.39	\$73,611.20	\$36.62	\$76,169.60	\$37.81	\$78,644.80	\$39.70	\$82,576.00
Associate Planner	\$29.54	\$61,443.20	\$30.76	\$63,980.80	\$31.96	\$66,476.80	\$33.18	\$69,014.40	\$34.37	\$71,489.60	\$35.59	\$74,027.20	\$36.78	\$76,502.40	\$38.61	\$80,308.80
Records Division Supervisor	\$24.38	\$50,710.40	\$25.59	\$53,227.20	\$26.79	\$55,723.20	\$27.99	\$58,219.20	\$29.19	\$60,715.20	\$30.39	\$63,211.20	\$31.26	\$65,020.80	\$32.83	\$68,286.40

Jan. 1 - Dec. 31, 2026	Step 1 Hrly	Step 1/hr	Step 2/hr	Step 2/yr	Step 3/hr	Step 3/yr	Step 4/hr	Step 4/yr	Step 5/hr	Step 5/yr	Step 6/hr	Step 6/yr	Step 7/hr	Step 7/yr	Step 8/hr	Step 8 Annual
Twp Engineer & Deputy Dir. of DPW & Engineering	\$45.72	\$95,101.14	\$47.38	\$98,550.40	\$49.03	\$101,978.24	\$50.65	\$105,341.81	\$52.30	\$108,791.07	\$53.94	\$112,197.49	\$56.42	\$117,360.67	\$59.24	\$123,228.71
Township Building Official	\$38.78	\$80,661.36	\$40.03	\$83,253.66	\$41.25	\$85,803.12	\$42.49	\$88,374.00	\$43.74	\$90,987.73	\$45.00	\$93,601.46	\$47.26	\$98,293.31	\$49.62	\$103,207.98
Public Works Superintendent (+ \$6/hr for S-1)	\$38.78	\$80,661.36	\$40.03	\$83,253.66	\$41.25	\$85,803.12	\$42.49	\$88,374.00	\$43.74	\$90,987.73	\$45.00	\$93,601.46	\$47.26	\$98,293.31	\$49.62	\$103,207.98
Parks & Land Superintendent	\$38.78	\$80,661.36	\$40.03	\$83,253.66	\$41.25	\$85,803.12	\$42.49	\$88,374.00	\$43.74	\$90,987.73	\$45.00	\$93,601.46	\$47.26	\$98,293.31	\$49.62	\$103,207.98
Principal Planner	\$37.52	\$78,047.63	\$38.78	\$80,661.36	\$40.03	\$83,253.66	\$41.25	\$85,803.12	\$42.49	\$88,374.00	\$43.74	\$90,987.73	\$45.00	\$93,601.46	\$47.26	\$98,293.31
Senior Project Engineer (+ \$4.15/hr for PE Cert)	\$33.09	\$68,835.31	\$35.24	\$73,291.50	\$36.40	\$75,712.42	\$38.03	\$79,097.41	\$39.67	\$82,503.82	\$41.31	\$85,931.66	\$42.98	\$89,402.35	\$45.13	\$93,879.97
Project Engineer	\$32.12	\$66,800.03	\$34.21	\$71,149.10	\$35.33	\$73,484.32	\$36.90	\$76,762.19	\$38.53	\$80,147.18	\$40.11	\$83,425.06	\$41.74	\$86,810.05	\$43.82	\$91,137.70
Communications Manager	\$32.12	\$66,800.03	\$34.21	\$71,149.10	\$35.33	\$73,484.32	\$36.90	\$76,762.19	\$38.53	\$80,147.18	\$40.11	\$83,425.06	\$41.74	\$86,810.05	\$43.82	\$91,137.70
Senior Planner	\$31.48	\$65,471.74	\$32.70	\$68,021.20	\$33.96	\$70,634.93	\$35.22	\$73,248.66	\$36.45	\$75,819.54	\$37.72	\$78,454.69	\$38.94	\$81,004.14	\$40.89	\$85,053.28
Associate Planner	\$30.43	\$63,286.50	\$31.68	\$65,900.22	\$32.92	\$68,471.10	\$34.18	\$71,084.83	\$35.40	\$73,634.29	\$36.66	\$76,248.02	\$37.88	\$78,797.47	\$39.77	\$82,718.06
Records Division Supervisor	\$30.43	\$63,286.50	\$31.68	\$65,900.22	\$32.92	\$68,471.10	\$34.18	\$71,084.83	\$35.40	\$73,634.29	\$36.66	\$76,248.02	\$37.88	\$78,797.47	\$39.77	\$82,718.06

* \$4.15/hr stipend for this position only rolled into hourly wage effective 2026 and moving forward

Jan. 1, 2027 - Dec. 31, 2027	Step 1 Hrly	Step 1/hr	Step 2/hr	Step 2/yr	Step 3/hr	Step 3/yr	Step 4/hr	Step 4/yr	Step 5/hr	Step 5/yr	Step 6/hr	Step 6/yr	Step 7/hr	Step 7/yr	Step 8/hr	Step 8/yr
Twp Engineer & Deputy Dir. of DPW & Engineering	\$47.09	\$97,954.17	\$48.80	\$101,506.91	\$50.50	\$105,037.59	\$52.16	\$108,502.06	\$53.87	\$112,054.80	\$55.56	\$115,563.41	\$58.12	\$120,881.49	\$61.02	\$126,925.57
Township Building Official	\$39.94	\$83,081.20	\$41.23	\$85,751.27	\$42.49	\$88,377.21	\$43.76	\$91,025.22	\$45.06	\$93,717.36	\$46.35	\$96,409.50	\$48.67	\$101,242.11	\$51.11	\$106,304.22
Public Works Superintendent (+ \$6/hr for S-1)	\$39.94	\$83,081.20	\$41.23	\$85,751.27	\$42.49	\$88,377.21	\$43.76	\$91,025.22	\$45.06	\$93,717.36	\$46.35	\$96,409.50	\$48.67	\$101,242.11	\$51.11	\$106,304.22
Parks & Land Superintendent	\$39.94	\$83,081.20	\$41.23	\$85,751.27	\$42.49	\$88,377.21	\$43.76	\$91,025.22	\$45.06	\$93,717.36	\$46.35	\$96,409.50	\$48.67	\$101,242.11	\$51.11	\$106,304.22
Principal Planner	\$38.65	\$80,389.06	\$39.94	\$83,081.20	\$41.23	\$85,751.27	\$42.49	\$88,377.21	\$43.76	\$91,025.22	\$45.06	\$93,717.36	\$46.35	\$96,409.50	\$48.67	\$101,242.11
Senior Project Engineer (+ \$4.15/hr for PE Cert)	\$34.09	\$70,900.37	\$36.29	\$75,490.25	\$37.49	\$77,983.79	\$39.17	\$81,470.33	\$40.86	\$84,978.94	\$42.55	\$88,509.61	\$44.27	\$92,084.42	\$46.49	\$96,696.37
Project Engineer	\$33.08	\$68,804.03	\$35.23	\$73,283.58	\$36.39	\$75,688.85	\$38.01	\$79,065.06	\$39.69	\$82,551.60	\$41.31	\$85,927.81	\$42.99	\$89,414.35	\$45.13	\$93,871.83
Communications Manager	\$33.08	\$68,804.03	\$35.23	\$73,283.58	\$36.39	\$75,688.85	\$38.01	\$79,065.06	\$39.69	\$82,551.60	\$41.31	\$85,927.81	\$42.99	\$89,414.35	\$45.13	\$93,871.83
Senior Planner	\$32.42	\$67,435.90	\$33.68	\$70,061.84	\$34.98	\$72,753.98	\$36.27	\$75,446.12	\$37.55	\$78,094.12	\$38.85	\$80,808.33	\$40.11	\$83,434.27	\$42.12	\$87,604.88
Associate Planner	\$31.34	\$65,185.09	\$32.63	\$67,877.23	\$33.91	\$70,525.24	\$35.20	\$73,217.38	\$36.46	\$75,843.32	\$37.76	\$78,535.46	\$39.02	\$81,161.40	\$40.96	\$85,199.61
Records Division Supervisor	\$31.34	\$65,185.09	\$32.63	\$67,877.23	\$33.91	\$70,525.24	\$35.20	\$73,217.38	\$36.46	\$75,843.32	\$37.76	\$78,535.46	\$39.02	\$81,161.40	\$40.96	\$85,199.61



To: Board Members

From: Timothy R. Schmitt, AICP
Community Planning and Development Director

Date: February 12, 2026

Re: Settlement Agreement Amendment Request – Eyde Land Holdings (owner)/Continental Properties (developer) – Central Park Properties (Parcel IDs 15-400-031, 22-203-001, 22-202-001)

In July of this year, Staff presented an initial concept plan to the Township Board from Continental Properties for the vacant property on the east side of Central Park Drive, owned by Eyde Land Holdings. The subject properties has substantial litigation history and is currently under a settlement agreement that allows for multi-family residential on the property between Belvedere and Columbus, up to eight dwelling units per acre (RD Zoning), along with commercial uses along the Central Park frontage in that area (CS Zoning). The property north of Belvedere and south of Columbus are still zoned commercial (CS Zoning). The applicant is requesting to change the zoning designations on the site, through a settlement agreement amendment, to RC, multi-family residential up 14 dwelling units per acre, while limiting the overall density and increasing setbacks, among other conditions.

The Planning Commission held a discussion on the topic on September 8, 2025, a public hearing on the proposal at its October 14, 2025 meeting, and discussed the matter at both the October 27, 2025 and November 17, 2024 meetings. At each meeting, there was substantial public input, both in person and submitted in writing, nearly all opposed to the development on the site. The Planning Commission ultimately recommended to the Township Board that the property should be rezoned, at the November 17, 2025 meeting. There was no consensus on what it should be rezoned to. The Township Board then discussed the matter at their December 2, 2025 meeting ([PACKET VIDEO MINUTES](#)), asking Staff to follow up on a number of items when the item was brought back to the Board for further discussion. Those items included the following:

- Conservation Easements – Specifically, the question was raised about requiring/including conservation easements on the undeveloped portion of the northern of the three parcels, but generally the answer is the same for all three parcels. Conservation easements are a tool that we can utilize to preserve the areas not being developed. The final shape of those easements would be determined after the engineering work for the project is completed, so we know exactly where any drainage devices or other utilities need to go. But this is a viable solution to long term preservation of portions of the property outside of any grading activities for the project.
- Road Department and Drain Commission input – At the request of the Board, we reached out to both parties for any feedback they had. The Road Department was unable to provide feedback, given the lack of engineering that has occurred and the potential for further design changes, but reiterated that limiting the curb cuts on Central Park Drive was important. The Drain Commission has gone back and forth about the existence of drains on the property currently and is continuing to work on the issue, which will be more thoroughly vetted when full engineering is completed.
- Planning Commission Conditions – There was some discussion about the Planning Commission conditions and how to ensure that they were included, given that the Planning Commission was

unable to come to a consensus on the recommendation. These conditions could be easily incorporated into an updated settlement agreement, should the Board choose to move forward. The draft resolution that the Planning Commission considered is attached for the Board's review.

- Determination of Essentiality for the wetlands – The developer intends to have no wetland impacts on regulated wetlands. There are, however, three wetlands on the site that have been reviewed by our consultant and found to be unregulated and are proposed to be filled. A copy of Fishbeck's report is attached for review. The Township Board will be asked to make a determination on the essentiality of the wetland under Section 22-156 if development on the site proceeds.
- Density per parcel for both RD and RC zoning – One of the main questions that has been discussed throughout the review of the proposal is what is the potential density with alternative zoning classifications and how the density is calculated across parcels, since there are roads separating the three parcels. The Board's discussion brought both questions together, asking for individual densities for each parcel, under two zoning scenarios, RC and RD zoning. These calculations assume that the entire area is rezoned to allow for residential uses. The current settlement agreement would not allow this density of development.

	Total Acreage	Wetlands	Net acreage	Units under RC zoning	Units under RD zoning
Northern Parcel	13.1 acres	2.23 acres	10.87 acres	102	178
Central Parcel	12.84 acres	1.26 acres	11.58 acres	102	178
Southern Parcel	4.66 acres	2.56 acres	2.1 acres	26	46
			Totals	230	402

The applicant **has not** made further modifications to their proposed plan, but has provided supplemental information showing how the property could be developed under the current settlement agreement on the site. Their information from the December 2, 2025 packet is included, showing the proposed development. Staff looks forward to the opportunity to further discuss the proposal with the Board and answer further questions as necessary.

Attachments

1. Supplemental Information from applicant, dated February 13, 2026
2. Applicant information from December 2, 2025 packet
3. Draft Planning Commission resolution to recommend approval (Not adopted)
4. Fishbeck Wetland Boundary Verification dated September 15, 2025



February 13, 2026

Meridian Township Board
5151 Marsh Road
Okemos, MI 48864

RE: Continued Consideration of the Authentix Central Park Proposal – Zoning Amendment Request

Dear Members of the Meridian Township Board,

On behalf of Continental 975 Fund LLC, we respectfully submit this updated information in continued support of the proposed Authentix Central Park residential community, located at the southeast corner of Central Park Drive and Belvedere Avenue. This submission reflects our ongoing engagement with Township staff, Planning Commission feedback, and community input received throughout the review process.

As detailed in the enclosed exhibit, we have carefully evaluated the “by-right” zoning alternative (**Exhibit A - Zoning Analysis**) for the site—comprised of 145,000 square feet of commercial development (C-S zoning) and 98 multi-family homes (R-D zoning)—compared to our proposed 288-unit residential plan (**Exhibit B - Current Proposal**). Our analysis continues to demonstrate that the proposed plan offers a more beneficial outcome for the Township, Central Park Estates, and surrounding neighborhoods in the following key areas:

- Land use compatibility and thoughtful transition from commercial to residential zones
- Significant reduction in daily traffic volumes and improved neighborhood safety
- Enhanced environmental stewardship, including wetland preservation and stormwater management
- Alignment with the Township’s Master Plan goals for infill development and pedestrian connectivity
- Stronger fiscal performance with lower public service costs and higher net tax revenue

Additionally, the enclosed feasibility analysis (**Exhibit C – Feasibility Analysis**) reaffirms that the proposed 288-unit density is the minimum required to support the infrastructure, amenities, and quality standards envisioned for this community under typical market-rate development financing. Any further reduction in unit count would render the project financially infeasible and jeopardize the delivery of the public benefits outlined above. Importantly, the project remains viable without any Township incentives—delivering much-needed housing and community improvements at no cost to taxpayers, while generating new real estate tax increment.

We believe the balance of economic feasibility and community compatibility continues to make a compelling case for approval of the 288-unit zoning amendment. Continental remains committed to investing \$50 million in Meridian Township through this project, supporting hundreds of local jobs during construction and operations.

We appreciate the opportunity to continue the dialogue with the Township on this proposal, which will deliver a quality housing option that meets the needs of Meridian’s growing population while respecting the character of the surrounding area. I look forward to presenting this information in greater detail at the upcoming Board meeting and addressing any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erik Hahn", is written over a light blue horizontal line.

Erik Hahn, Vice President of Acquisitions
Continental Properties Company, Inc.
ehahn@cproperties.com

Enclosures:

- Exhibit A - Zoning Analysis
- Exhibit B - Current Proposal
- Exhibit C – Feasibility Information

Exhibit A – Zoning Analysis



Exhibit B – Current Proposed Plan



Exhibit C – Feasibility Information

Summary of Market-Rate Feasibility

Based on detailed cost modeling and conventional private-sector financing assumptions, the analysis indicates that approximately 288 units represents the lowest density at which the project can reasonably be delivered as a market-rate, privately financed development without public subsidy. At this scale, the project is able to absorb fixed land, infrastructure, and construction costs while still meeting standard lender and investor return expectations. This feasibility assessment assumes no financial participation by the Township, including tax abatements, grants, or other incentives. While public assistance can, in some cases, help offset development costs and support lower densities, the current proposal has been structured to move forward without such tools.

Effect of Density Reductions on Project Economics

The attached feasibility table illustrates how reductions in unit count affect overall project economics. As density is reduced from the originally evaluated 312 units, the level of cost savings required to maintain feasibility increases substantially with each step down:

- **312 Units (Original Concept):** Near feasibility under typical assumptions, requiring relatively modest cost refinements (approximately \$800 per unit, or \$0.25 million total).
- **288 Units (Current Proposal):** Feasible with targeted adjustments. This scenario requires approximately \$4,600 per unit in cost savings (about \$1.32 million total), which the development team believes can be achieved through value engineering and design efficiencies without materially affecting quality or core project features.
- **264 Units:** Presents a significant feasibility gap, requiring roughly \$9,200 per unit in savings (approximately \$2.43 million total). Achieving this level of reduction would likely require eliminating or materially scaling back elements that are important to both community objectives and lender requirements.
- **240 Units or Fewer:** At these densities, required cost reductions increase sharply. For example, at 240 units, savings of approximately \$15,500 per unit (about \$3.72 million total) would be needed, with larger gaps at lower unit counts. These levels of savings would typically require substantial external financial participation. Absent such support, densities in this range are not economically feasible under current market conditions.

Rationale for the 288-Unit Proposal

The 288-unit plan reflects a balance between community input and financial practicality. The original 312-unit concept was designed to maximize efficiency and housing supply; however, in response to feedback related to density and traffic, the applicant voluntarily reduced the unit count by approximately 8 percent.

While this reduction increases per-unit costs, the project team has identified targeted cost efficiencies that allow the development to remain viable at 288 units. Importantly, this density continues to support the delivery of key community benefits, including wetland preservation, traffic improvements, and pedestrian amenities, within the constraints of a fully private, market-rate project.

Further reductions would place additional strain on project economics and could necessitate tradeoffs affecting building quality, amenities, or other community benefits, or would require financial assistance not currently contemplated as part of the proposal.

No Request for Public Subsidy

When referring to “feasibility,” the applicant means the ability to construct and operate the project using entirely private capital, at market-rate rents, and with returns consistent with standard private-sector expectations. The proposal does not request Township financial assistance.

In other jurisdictions, public incentives are sometimes used to offset development costs and support alternative density outcomes. However, this analysis assumes no public participation, and under that assumption, 288 units represents the lowest density at which the project can meet both economic requirements and the proposed community benefits under prevailing market conditions.



Continental 975 Fund LLC
W134N8675 Executive Parkway
Menomonee Falls, WI 53051
November 13th, 2025

Meridian Township
Township Board
5151 Marsh Road
Okemos, MI 48864

Dear Meridian Township Board,

Since Continental 975 Fund LLC (“Continental”) first presented its original plan to amend the existing consent judgment to allow for a multi-family housing community on July 22, 2025, we have amended our proposal to address concerns and incorporate suggestions from neighbors and other community stakeholders.

On August 20th, 2025, Continental held a neighborhood outreach meeting with the Central Park Estates as well as all other property owners within 300’ of the subject property at which Continental received valuable feedback from the surrounding neighbors. In addition, on October 13th, 27th, and November 17th, 2025, the Planning Commission and adjacent residents considered our proposal and provided additional suggestions.

Please see the additional information provided herein summarizing the changes. Thank you very much for your consideration of our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Dorn". The signature is written in a cursive style with a large, stylized "S" and "D".

Stephen Dorn
Continental 975 Fund LLC

Continental's Request

- The subject property's zoning and land use is governed by the existing consent judgment. Continental submitted an application to Meridian Township with a request to amend the judgment in order to remove the commercial zoning and instead support medium-density multi-family uses across the entire site.

Executive Summary

- Continental's request to amend the consent judgment will:
 - i. Result in a down-zone with less intense uses permitted with the removal of the commercial zoning
 - ii. Not cause adverse impacts to the existing roadway network or traffic patterns, and produce fewer trips than by-right uses will generate
 - iii. Increase pedestrian connectivity from the residential areas to the commercial corridors
 - iv. Result in a more logical and orderly transition of land uses in the area
 - v. Respects the commercial and residential communities adjacent to or near the subject property
 - vi. Preserve the integrity of high-quality wetland features on the subject property
 - vii. Provide new high quality and affordable housing opportunities in Meridian Township

Concept Plan Modifications

- In response to Township Board, Planning Commission, and community feedback, Continental proposes the following adjustments to the July 22, 2025 concept plan (see exhibits A and B for concept plan comparisons)
 - Pedestrian Connections (subject to ICRD approval)- In addition to internal connections to existing sidewalk network and Walmart, we are proposing to fill gaps in the existing public sidewalk network by extending public sidewalks and implementing the masterplan-identified Cross County Pathway.
 - An 8'-0" wide public Cross County Pathway is proposed on the south side of Belvedere Ave from Central Park Drive to the existing walk terminus west of Nassau Street
 - A 5'-0" wide public sidewalk is proposed on the north side of Columbus Ave from Central Park Drive to the existing walk terminus west of Nassau Street
 - Central Park Pedestrian Crossing- Continental is proposing a crosswalk with rectangular rapid flashing beacons ("RRFBs") at the Central Park Drive and Columbus Avenue intersection, allowing Central Park Estates residents to safely cross Central Park Drive and enter the retail corridor.

- Modified/Restricted Access- We are proposing only one access point on Central Park Drive that is roughly in the middle of Columbus Avenue and Belvedere Avenue. In addition, due to neighbor concerns of traffic along Belvedere Avenue and Columbus Avenue, we are proposing to restrict those access points to be emergency access only. Subject to Ingham County Road Department review and approval.
- Building Placement along Central Park Drive- Modified the layout to have the building fronting Central Park Drive with parking behind for a more pedestrian friendly and walkable aesthetic.
- Wetland Impact Minimization - Committing to preserving a minimum of 96% of the existing jurisdictional wetlands and a no-net loss on wetland buffers. (see Exhibit C)
- Revised Trash/Recycle Location- Revised the trash/recycling location to be screened from the adjacent community and more internal to the proposed site.
- Density- Reduced the allowable density from 312 homes to a maximum of 288 homes for a density to ~9.4 UN/AC.
- Building Setback from Central Park Estates- Increased the building setback from the Central Park Estates lot line to 110' (**2.44x** the code required setback).
- Parking- Decreased the proposed parking on site to 1.75 stalls per unit. Along with a density reduction, we are decreasing the impervious pavement required to serve the site.

Traffic/Density

- Various commercial traffic generation scenarios allowed under the current zoning associated with the settlement agreement were provided to the Planning Commission. All scenarios are considerably higher traffic generators (~4,500 to ~8,400 daily trips compared to the proposed 1,862 daily trips) and would likely require more access points on the road network to serve those different uses than what is being proposed.
- With the main concern of density from the adjacent neighbors translating to more traffic, our proposal would generate much less traffic than allowed under the current settlement agreement. (see exhibit E for various scenarios and associated traffic volumes-full report provided by Fleis and Vandenbrink and included with settlement amendment application).

Storm Drainage

- We are proposing 2 stormwater management devices to capture and treat our stormwater on the subject property.
- Continental will comply with all Ingham County Drain Commission and Township requirements throughout the review process with staff. All stormwater controls will be designed and regulated per the Standards for Stormwater Management Systems, Procedures and Design Criteria as required by the Ingham County Drain Commission.

Continental's Reputation

- Michigan Testimonials
 - See exhibit D – Continental Properties Testimonials for letters of support from three other municipalities in Michigan where Continental Properties has developed: Charter Township of Commerce, Grand Rapids Charter Township, and the City of Wyoming. These letters of support showcase Continental's commitment to public engagement, professionalism, follow-through, and ability to deliver quality market-rate housing in Michigan.

Summary

- The proposed multi-family community, at a maximum of 288 units, is a much less intense use than what would be allowed under the current settlement agreement. Furthermore, it provides many public benefits and aligns with the master plan by:
 - Preserving the character of the existing neighborhood, while providing transitional land use from the existing commercial uses and providing additional increase in building setbacks exceeding the ordinance requirements.
 - Eliminating obsolete zoning regulations
 - Improving walkability for existing neighborhoods by providing additional pedestrian connections and filling sidewalk gaps.
 - Preserving 96% of the jurisdictional wetlands balancing growth and wetland preservation
 - Developing with the Urban Service Boundary intended for development with utilities adequate to serve the property
 - Restricting additional traffic on Belvedere and Columbus Avenue thus minimizing traffic for the adjacent single-family community
 - Providing additional housing opportunities at different price points for the community

Our proposal balances new development with existing community character and preserves existing wetlands areas. Although the Planning Commission voted 3-3 in recommending approval of amending the consent judgment, they were mostly aligned that commercial was not the most appropriate use for the property, and they appreciated the compromises being made by Continental. As the Planning Commission Chair noted, the current proposal is a much better option for the residents and a decent compromise when compared against the commercial uses the consent judgment currently allows.

Continental respectfully requests approval from the Township Board to amend the consent judgment from a commercial and residential use to a residential-only use up to 288 multi-family units with site specific conditions as previously outlined.

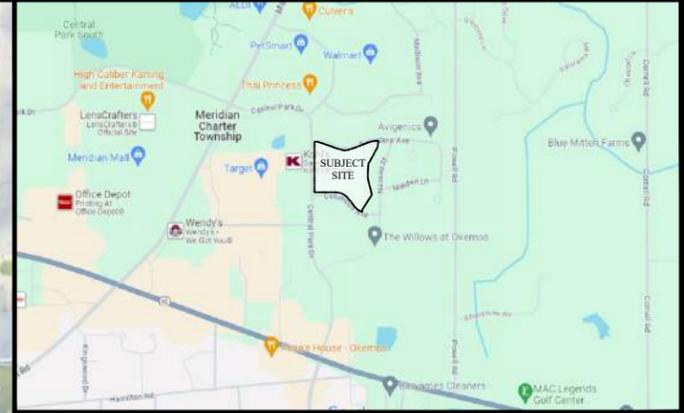
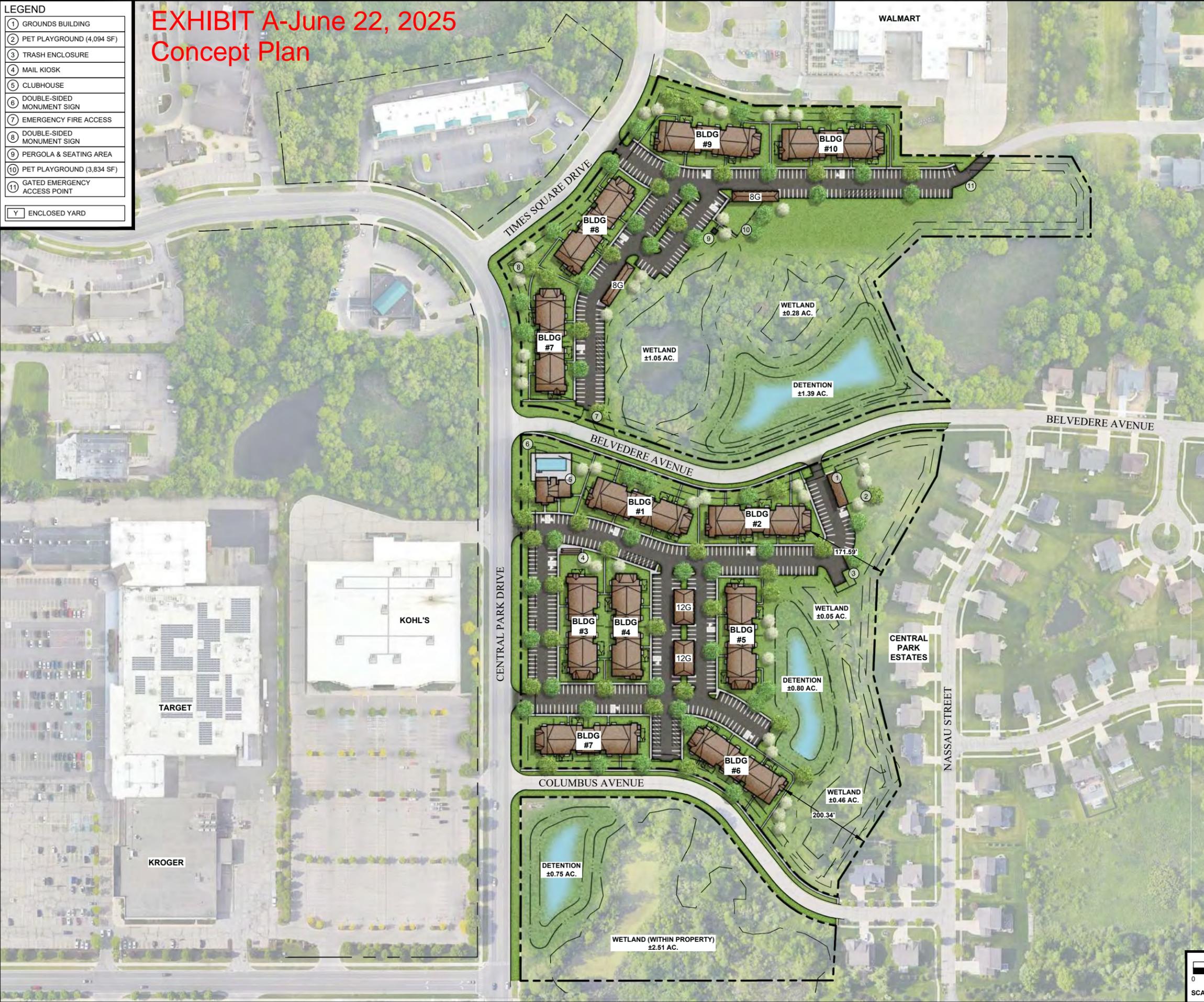
Attachments

- A. June 22 Concept Plan presented to the Township Board
- B. Current Concept Plan illustrating various adjustments based on feedback from Township Board, Planning Commission, and the adjacent property owners.
- C. Wetland Impact Exhibit
- D. Michigan Testimonials
- E. Comparative Trip Generation Summary Table

Thursday, July 10, 2025 10:38:23 AM
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EXHIBIT A-June 22, 2025 Concept Plan

LEGEND	
1	GROUNDS BUILDING
2	PET PLAYGROUND (4,094 SF)
3	TRASH ENCLOSURE
4	MAIL KIOSK
5	CLUBHOUSE
6	DOUBLE-SIDED MONUMENT SIGN
7	EMERGENCY FIRE ACCESS
8	DOUBLE-SIDED MONUMENT SIGN
9	PERGOLA & SEATING AREA
10	PET PLAYGROUND (3,834 SF)
11	GATED EMERGENCY ACCESS POINT
Y	ENCLOSED YARD



SITE INFORMATION	
NORTHERN PARCEL	13.19 ACRES
MIDDLE PARCEL	12.80 ACRES
SOUTHERN PARCEL	4.66 ACRES
TOTAL AREA	30.65 ACRES
DENSITY	10.18 D.U. / ACRES
BUILDING / LANDSCAPE SETBACKS	NORTH 30'/15'
	SOUTH 30'/15'
	EAST 30'/15'
	WEST 30'/15'
BUILDING INFORMATION	
CLUBHOUSE	XCH-A - 2,795 S.F.
RESIDENT BUILDINGS	QUANTITY HEIGHT
X24 (24 D.U. / BUILDING)	7 2-STORY
X36 (36 D.U. / BUILDING)	4 3-STORY
TOTAL RESIDENT BUILDINGS	11
GENERAL HOME MIX	HOMES PERCENTAGE
STUDIO	26 8%
1-BEDROOM	104 33%
2-BEDROOM	156 50%
3-BEDROOM	26 8%
TOTAL	312 100%
PARKING INFORMATION	
PARKING	QUANTITY
DETACHED GARAGES	40
8G (8-BAY)	2
12G (12-BAY)	2
CARPORTS	72
GROUNDS BUILDING (MG-PL)	1
TOTAL COVERED PARKING	113
SURFACE PARKING	532
TOTAL UNCOVERED PARKING	532
TOTAL PARKING PROVIDED	645
HOME PARKING RATIO	2.07
OVERALL GARAGES / HOME	0.13
COVERED PARKING RATIO	0.18
CLUBHOUSE PARKING	17
ADA PARKING	15
PARKING DIMENSIONS	9w x18'd
STANDARD STALL	9w x18'd
ADA STALL	9w x18'd
DRIVE WIDTH	24w
SITE AMENITIES	
AMENITY	QTY / SF / NOTES
SWIMMING POOL	INCLUDED
FITNESS CENTER	INCLUDED
CAR CARE CENTER	INCLUDED
PET PLAYGROUND TYPE A	4,094 SF
PET PLAYGROUND TYPE C	3,834 SF
ENCLOSED YARDS	30
STORAGE LOCKERS	N/A
PARCEL PICKUP	INCLUDED
PROPERTY BOUNDARY	SURVEY

VICINITY MAP
 SCALE: NTS

CONTINENTAL PROPERTIES
 W134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 • FAX 262.502.5522

CONTINENTAL 975 FUND LLC

PROJECT INFORMATION

AUTHENTIX OKEMOS
 CENTRAL PARK DR_COLUMBUS AVE_BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, MI
 CONTINENTAL 975 FUND LLC

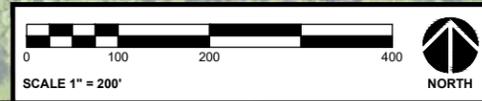
SHEET INFORMATION

SITE PLAN

DRAWN DATE: 07/08/2025
 DRAWN BY: JWG

SHEET NUMBER

D1-1.0

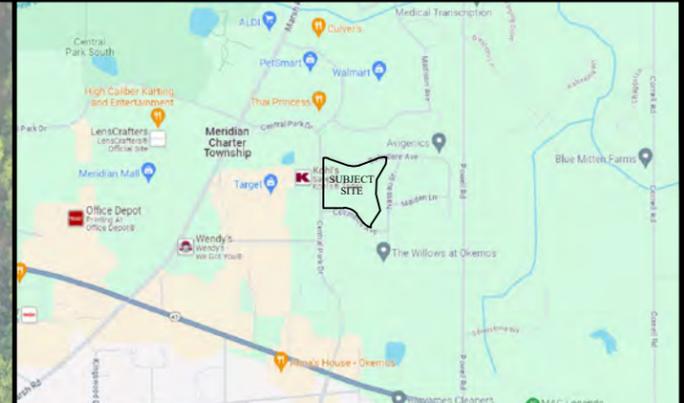
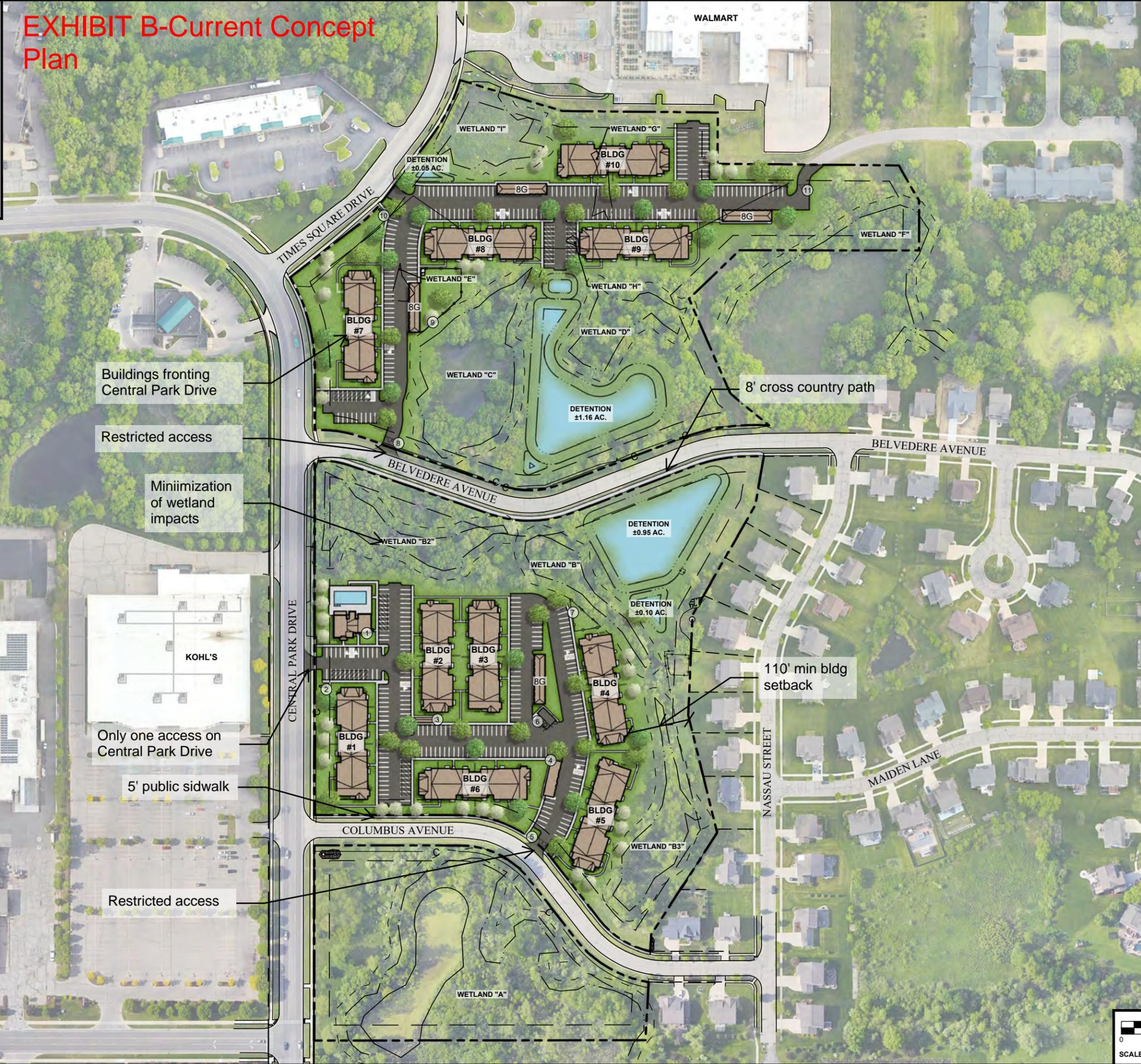


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LEGEND

- 1 CLUBHOUSE
- 2 DOUBLE-SIDED MONUMENT SIGN
- 3 MAIL KIOSK
- 4 GROUND BUILDING
- 5 EGRESS ONLY WITH GATE
- 6 TRASH ENCLOSURE
- 7 PET PLAYGROUND 1,435 SF
- 8 EGRESS ONLY WITH GATE
- 9 PET PLAYGROUND 7,412 SF
- 10 DOUBLE-SIDED MONUMENT SIGN
- 11 EMERGENCY ONLY ACCESS POINT

EXHIBIT B-Current Concept Plan



SITE INFORMATION		
NORTHERN PARCEL	13.18 ACRES	
MIDDLE PARCEL	12.80 ACRES	
SCOUT CROWN PARCEL	4.66 ACRES	
TOTAL AREA	30.64 ACRES	
DENSITY	94.0 DU / ACRES	
BUILDING / LANDSCAPE SETBACKS	NORTH 56.1' ± EAST 30.1' ± SOUTH N/A	
BUILDING INFORMATION		
CLUBHOUSE	KC-1A - 2,795 SF	
RESIDENT BUILDINGS		
X24 (24 U / BUILDING)	5	
X36 (36 U / BUILDING)	4	
TOTAL RESIDENT BUILDINGS	10	
GENERAL HOME MIX		
STUDIO	24	8%
1-BEDROOM	96	33%
2-BEDROOM	44	15%
3-BEDROOM	24	8%
TOTAL	288	100%
PARKING INFORMATION		
PARKING	QUANTITY	
DETACHED GARAGES	32	
8G (8.94%)	4	
CARPORTS	48	
GROUND BUILDING (MG-PL)	-	
TOTAL COVERED PARKING	84	
SURFACE PARKING	403	
TOTAL UNCOVERED PARKING	403	
TOTAL PARKING PROVIDED	484	
HOME PARKING RATIO	1.68	
OVERALL GARAGES / HOME	0.11	
COVERED PARKING RATIO	0.17	
CLUBHOUSE PARKING	7	
ADA PARKING	7	
PARKING DIMENSIONS	9'w x 11'fd	
STANDARD STALL	9'w x 18'fd	
ADA STALL	24' NORTH - 26' MIDDLE	
DRIVE WIDTH		
SITE AMENITIES		
AMENITY	QTY / SF / NOTES	
SWIMMING POOL	INCLUDED	
FITNESS CENTER	INCLUDED	
CAR CARE CENTER	INCLUDED	
PET PLAYGROUND TYPE A	1,435 SF	
PET PLAYGROUND TYPE C	7,412 SF	
ENCLOSED YARDS	37	
STORAGE LOCKERS	N/A	
PARCEL PICKUP	INCLUDED	
GRILLING AREA	INCLUDED	
PROPERTY BOUNDARY	SURVEY	

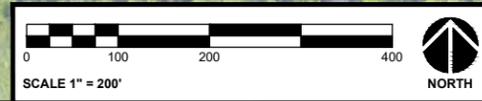
VICINITY MAP
SCALE: NTS

CONTINENTAL PROPERTIES
 W134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 * FAX 262.502.5522

ON BEHALF OF
CONTINENTAL 975 FUND LLC

PROJECT INFORMATION

AUTHENTIX OKEMOS
 CENTRAL PARK DR, COLUMBUS AVE, BELVEDERE AVE | MERIDIAN CHARTER TOWNSHIP, WI
 CONTINENTAL 975 FUND LLC



SHEET INFORMATION

SITE PLAN

DRAWN DATE: 10/30/2025
 DRAWN BY: JWG

SHEET NUMBER

D1-2.1

EXHIBIT C

- WETLANDS NO IMPACTS
- NON JURISDICTIONAL WETLAND IMPACTS
- JURISDICTIONAL WETLAND IMPACTS



WETLAND IMPACT EXHIBIT

OKEMOS - MICHIGAN

11/24/2025



EXHIBIT D MICHIGAN TESTIMONIALS

THE CHARTER TOWNSHIP OF COMMERCE

LARRY E. GRAY
SUPERVISOR
MELISSA CREECH
CLERK
MOLLY B. PHILLIPS
TREASURER

2009 TOWNSHIP DRIVE
COMMERCE TOWNSHIP, MICHIGAN 48390
(248) 624-0110
www.commercetwp.com

TRUSTEES
BOB BERKHEISER
RICK SOVEL
ROBERT LONG
GEORGE WEBER

February 25, 2025

Mr. Jordan Teichen
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: Springs at Five & Main

Mr. Teichen:

I am pleased to provide this letter in recognition of Continental Properties' commitment and professionalism in working with Commerce Township on the development of Springs at Five & Main. Throughout the approval process and ongoing construction, your team has demonstrated transparency, responsiveness, and a strong commitment to quality in both project execution and management.

From the initial approvals in the fall of 2023 to the present, Continental Properties has consistently upheld its commitments, ensuring that the development aligns with the Township's vision and community needs. Your company's proactive engagement with municipal staff, stakeholders, and the broader community has been a testament to your dedication to responsible and high-quality development. Perhaps most notably, you were humble and gracious in your acquiescence to the superiority of the Detroit Lions relative to your Green Bay Packers.

Based on our direct experience, I am pleased to recommend Continental Properties to other communities seeking well-managed, high-quality rental housing. Your firm has been forthright in its commitments and has delivered on its mission to provide essential housing options that serve both new and existing residents.

Best regards,



David Campbell, AICP
Planning Director – The Charter Township of Commerce

MICHAEL J. DeVRIES
SUPERVISOR

EDWARD J. ROBINETTE
CLERK

DAVID A. VAN DYKE
TREASURER



LEE VANPOPERING
TRUSTEE
DAVID M. PIERANGELI
TRUSTEE
BEVERLY S. WALL
TRUSTEE
PHILIP D. YEITER
TRUSTEE

November 29, 2017

Mr. Erik Hahn
Director of Multifamily Acquisitions
Continental Properties Company Inc
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

RE: Springs at Knapp's Crossing, Grand Rapids Township, MI

Dear Erik,

Now that major construction has been completed, I wanted to express my appreciation to you and the development staff related to the Springs at Knapp's Crossing project. The Continental team was forthright and professional in every way during the planning approval and construction process. I am especially grateful for the consideration given to the neighborhood residents from the outset which resulted in a harmonious atmosphere at each step in the process.

Our community includes the world class Meijer Gardens and Sculpture Park, high-quality retail, office, and single-family housing options and now the addition of Continental Properties Springs at Knapp's Corner apartment complex that will provide a first class rental housing option for the area.

Continental Properties has been steadfast in their commitments expressed during the early meetings held between the company and staff and as the project evolved through the formal approval process. The high-quality building design, amenities, and landscaping will serve to enhance compatibility with the surrounding uses and help make it an integral part of the neighborhood.

Township staff appreciated your attention to detail and that Continental Properties did what they said they would do. It was a pleasure working with you and your team and we look forward to working with you and your company should other opportunities occur in the future.

Sincerely,

A handwritten signature in black ink that reads "Michael J. DeVries". The signature is written in a cursive style.

Michael J. DeVries, Supervisor
Grand Rapids Charter Township

May 23, 2022

Mr. Erik Hahn
Continental Properties Company, Inc.
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051

Re: Springs at the Reserve – Letter of Support

Dear Mr. Hahn:

Please accept this letter of support and feel free to provide it to any other municipalities you are working with. Working with you and with the larger Continental team has been a very positive experience for our city and our staff. From the very beginning, you and your company have taken the time to communicate your intentions with staff and various city stakeholders regarding the apartment development, known as The Springs at the Reserve. To this day, these apartments remain some of the highest quality apartments Wyoming has to offer residents.

The City of Wyoming is proud to support Continental's ability to deliver high-quality and necessary housing developments for new and existing residents alike, and our team would look forward to working with Continental on other development projects in the future.

Best regards,



Nicole Hofert, AICP
Director of Planning & Economic Development

community • safety • stewardship

CITY COUNCIL

Sheldon DeKryger John Fitzgerald Kent Vanderwood Marissa Postler Robert Postema Sam Bolt

Jack A. Poll, Mayor

EXHIBIT E

Comparative Trip Generation Table

Land Use	ITE Code	Amount	Units	Average Daily Traffic (vpd)
Shopping Plaza (40-150k SF) Not a Supermarket	821	118,000	SF	7,715
Multi-Family Housing (Low-Rise)	220	99	DU	678
Consent Judgement-Alt 1				8,393
Shopping Plaza (40-150k SF) Not a Supermarket	821	59,000	SF	3,857
Multi-Family Housing (Low-Rise)	220	99	DU	678
Consent Judgement-Alt 2				4,535
Shopping Plaza (40-150k SF) Supermarket	821	43,496	SF	4,110
Strip Retail Plaza (<40k SF)	821	32,533	SF	1,832
Multi-Family Housing (Low-Rise)	220	99	DU	678
Consent Judgement-Alt 3				6,620
Proposed: Multi-Family Housing (Low-Rise)	220	288	D.U.	1,862

RESOLUTION TO RECOMMEND APPROVAL

**Vacant Central Park Properties
Settlement Agreement Amendment (2025)**

RESOLUTION

At a regular meeting of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, held at the Meridian Municipal Building, in said Township on the 17th day of November, 2025 at 6:30 p.m., Local Time.

PRESENT:

ABSENT:

The following resolution was offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, properties with Parcel Identification numbers ending in 15-400-031, 22-203-001, 22-202-001 are currently vacant; and

WHEREAS, those same parcels are subject to the terms of a settlement agreement, between Meridian Township and the Eyde Construction Company, last amended in 2004; and

WHEREAS, the owners/developers of the parcels have approached the Township about amendment the settlement agreement to change the zoning designations on the site; and

WHEREAS, the current zoning designations on the site are RD, Multiple Family Residential up to 8 dwelling units per acre, and CS, Commercial Service, and the owners/developers are seeking to modify the zoning across the site to RC, Multiple Family Residential up to 14 dwelling units per acre, while also limiting development of the site in the following ways:

- Limiting the development to 312 dwelling units, or just over 10 units per acre, which is closer to the RD zoning than the RC zoning allows.
- Limiting the buildings adjacent to Central Park Estates (between Columbus and Belvedere) to two stories in height.
- Limiting full time access points to Central Park and Times Square Drives only, subject to the approval of the Ingham County Road Department.
- Providing a minimum of 100 feet of setback from Central Park Estates, where only 45 feet is required.

WHEREAS, the Township Board received the request and discussed the matter at their July 22, 2025 meeting and further discussed the matter and referred the request to the Planning Commission for analysis of the proposed land use at their August 7, 2025 meeting; and

WHEREAS, the Planning Commission discussed the matter at their October 13, 2025 meeting, after extensive public comment, seeking follow up on a number of items from Staff; and

WHEREAS, the Planning Commission further discussed the matter at their October 27, 2025 meeting, analyzing a number of topics and seeking further follow up from Staff; and

WHEREAS, the Planning Commission has concluded that the requested amendment of the Court orders governing the site will provide the most orderly development of the land; and

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 2**

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site will be a reduction in the intensity of use from what was approved by the Township in 2004, when Commercial uses were introduced to the site; and

WHEREAS, the Planning Commission had concluded that the requested amendment of the Court orders governing the site would provide for a better transition of uses from the commercial in the west, across Central Park Drive, to multiple family on the east side of Central Park Drive, to Central Park Estates, a medium density single-family residential district in the east.

NOW THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CHARTER TOWNSHIP OF MERIDIAN hereby recommends approval to the Township Board for the requested amendment of the Court orders governing the site, changing the zoning designation for the subject parcels from RD and CS to RC, subject to the following conditions:

1. No buildings taller than 2 stories shall be permitted south of Belvedere Avenue.
2. The sidewalk along Belvedere Avenue shall be built in place of the proposed off-road pathway on the Township’s Pathway Master Plan and shall be constructed a minimum of eight feet wide, subject to Engineering approval.
3. A pedestrian connection from the project north to the sidewalk at the southwest corner of the Walmart site shall be provided, subject to acquisition of easements.
4. Pedestrian connections from the project, to the surrounding sidewalk/pathway system shall be provided wherever feasible.
5. No more than 312 dwelling units shall be permitted across the northern two parcels only.
6. No dwelling units shall be permitted south of Columbus Avenue.
7. Full-time access points shall be permitted on Central Park and Times Square Drives only, subject to the review and approval of the Ingham County Road Department.
8. A minimum of 100 feet of setback shall be provided from the western lot lines of the nearest units in Central Park Estates.
9. Parking on the site shall be reduced to a maximum of 1.75 spaces per dwelling unit.
10. The applicant shall provide a detailed grading plan, showing preservation of natural areas along all property lines, where feasible, with a focus on limited all grading activities along the eastern project boundaries.
11. All lighting on the site shall meet Meridian Township standards, including no visible light sources along the eastern project boundaries.

ADOPTED:

YEAS:

NAYS:

STATE OF MICHIGAN)

) ss

COUNTY OF INGHAM)

**Resolution to Recommend Approve
Vacant Central Park Properties – Settlement Agreement Amendment
Page 3**

I, the undersigned, the duly qualified Chairperson of the Planning Commission of the Charter Township of Meridian, Ingham County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and a complete copy of a resolution adopted at a regular meeting of the Planning Commission on the 17th day of November, 2025.

Alisande Shrewsbury
Planning Commission Chairperson

September 15, 2025
Project No. 2501009.006

Timothy R. Schmitt AICP
Charter Township of Meridian
5151 Marsh Road
Okemos, MI 48864 1198

**Wetland Boundary Verification – Central Eyde Park
Continental 975 Fund LLC
Meridian Township, Ingham County, Michigan**

On August 18, 2025, Fishbeck staff conducted a field investigation to verify the wetland boundaries within 3 parcels (north - includes addition, central, and south) totaling 31 acres in Meridian Township (T4N, R1W), Ingham County, Michigan (Site) (**Figure 1**). The Site is bisected by Madison, Belvedere, and Columbus Avenues, with Central Park Drive defining the western boundary. The Township wetland map identified emergent, shrub-scrub, and forested wetlands within the bounds of the Site (**Figures 2 and 3**).

Site wetlands were recently delineated by Marx Wetlands LLC (Marx), as described in its August 5, 2025, report entitled "Wetland Evaluation Report: Central Park Drive, Meridian Township, Ingham County, Michigan" (Report).

Site Investigation

Fishbeck staff met Bryana Guevara of Marx at the Site on August 18, 2025, to inspect the flagged wetland boundaries of Wetlands A, B, B2, B3, C, D, E, F, G, H, and I. Site conditions were consistent as described in the Report and the majority of the wetland boundary flags within the review area were placed correctly at the wetland boundary.

Fishbeck requested an adjustment to six flags along the flagged wetland boundaries, I13, I13.1, B2.6.10, B2.6.11, B2.6.14, and B2.6.15. Wetland I was slightly increased in size based on hydrology and dominant plant species. Wetland B2 was slightly decreased in size based on hydrology and dominant plant species. See **Figure 4**.

Regulatory Review

According to Michigan's Natural Resources and Environmental Protection Act (NREPA), Act 451, Section 30301(d), wetlands "contiguous to the Great Lakes or Lake St. Clair, an inland lake or pond, or a river or stream" or "more than 5 acres in size" are regulated by the State of Michigan. In addition, the Township regulates wetlands greater than 2 acres in size that are not contiguous to a water body and wetlands between 0.25 acre and 2 acres in size that are determined to be essential to the preservation of the natural resources of the Township.

Fishbeck concurs with Marx on the regulatory status of the wetlands onsite.

- Wetlands A, B, B2, B3, F, and I are likely regulated by the State of Michigan and are regulated by the Township.
- Wetlands C and D, which are unlikely to be regulated by the State of Michigan, are regulated by the Township.

- Wetlands E, G, and H are unlikely to be regulated by the State of Michigan; they are not regulated by the Township.

A Wetland Use Permit is required from the Township for any of the following activities within wetlands regulated by the Township:

- Placing fill or permitting the placement of fill in a regulated wetland.
- Dredging, removing, or permitting the removal of soil or minerals from a regulated wetland.
- Constructing, operating, or maintaining any use or development in a regulated wetland.
- Draining surface water from a regulated wetland.

In addition, the Township requires that all structures and grading activities during site development shall be set back 40 feet from the delineated wetland boundary, and a natural vegetation strip shall be maintained within 20 feet of the wetland boundary.

If you have any questions regarding this letter or any other wetland-related issues, please contact me at 989.203.2833 or Etheile@fishbeck.com.

Sincerely,



Elizabeth Theile, PWS, CWS

Senior Wetland Scientist

Attachments

By email

Copy Kenny McMahon – Fishbeck



LEGEND

- Area of Investigation
- USFWS National Wetlands Inventory
Freshwater Emergent Wetland
- Freshwater Pond



Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Authentix Okemos
 Central Eyde Park, Meridian Township, Ingham County, Michigan
Wetland Verification Application

PLOT INFO: \\corp.fish.com\AllProjects\2025\2501009\CAD\GIS\Wetland Delineation\Wetland Verification_CentralPark_MeridianTwp.aprx Layout: FIG02_NWI Map Date: 9/12/2025 6:52 AM User: ebuyc

DATA SOURCES: MISAIL IMAGERY, ESRI HYBRID REFERENCE LAYER, USFWS NWI DATA.

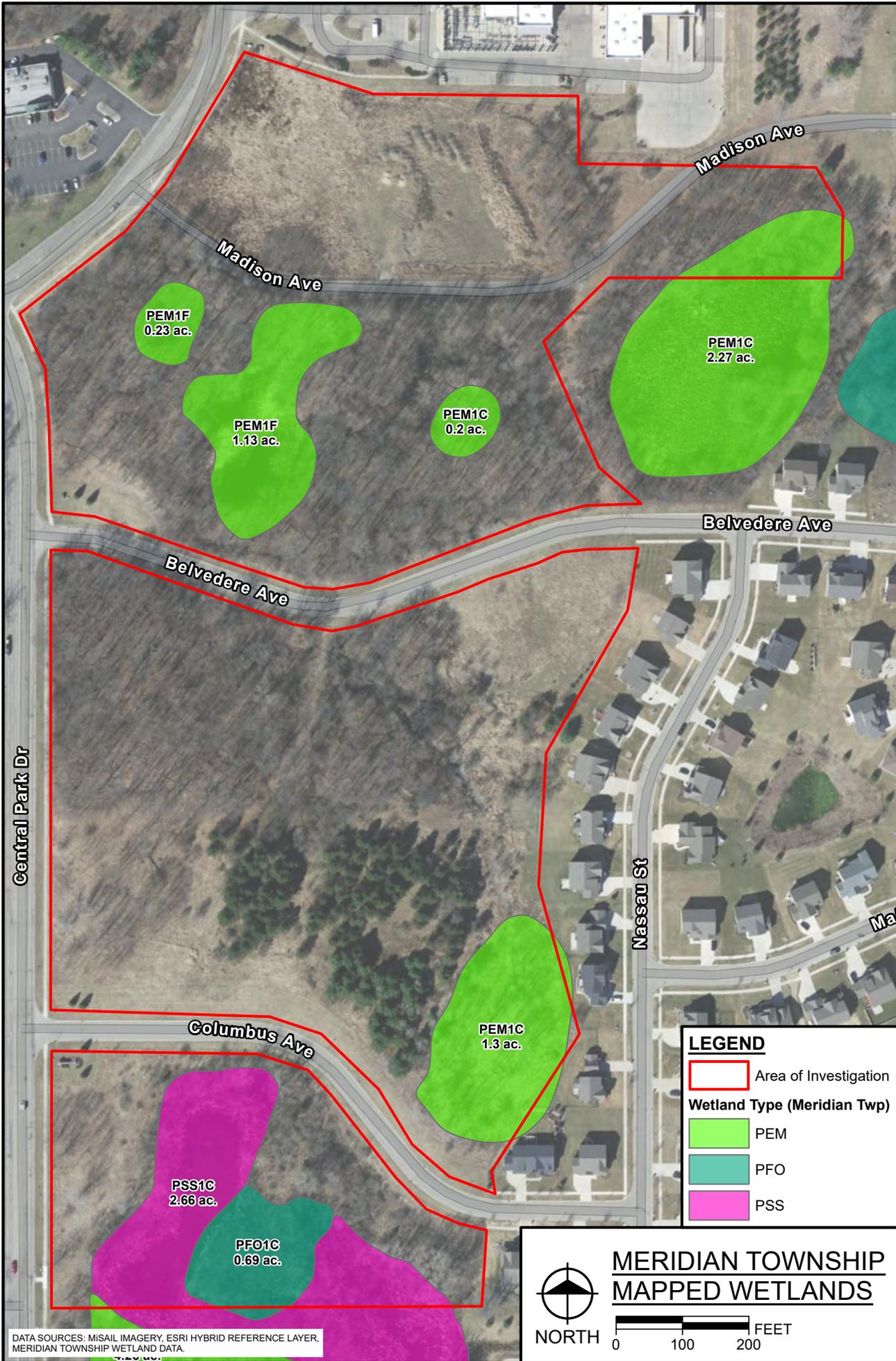
NWI MAP
 NORTH FEET

PROJECT NO.
2501009

FIGURE NO.
2

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Authentix Okemos
 Central Eyde Park, Meridian Township, Ingham County, Michigan
Wetland Verification Application



DATA SOURCES: MISAIL IMAGERY, ESRI HYBRID REFERENCE LAYER, MERIDIAN TOWNSHIP WETLAND DATA.



**MERIDIAN TOWNSHIP
 MAPPED WETLANDS**

0 100 200 FEET

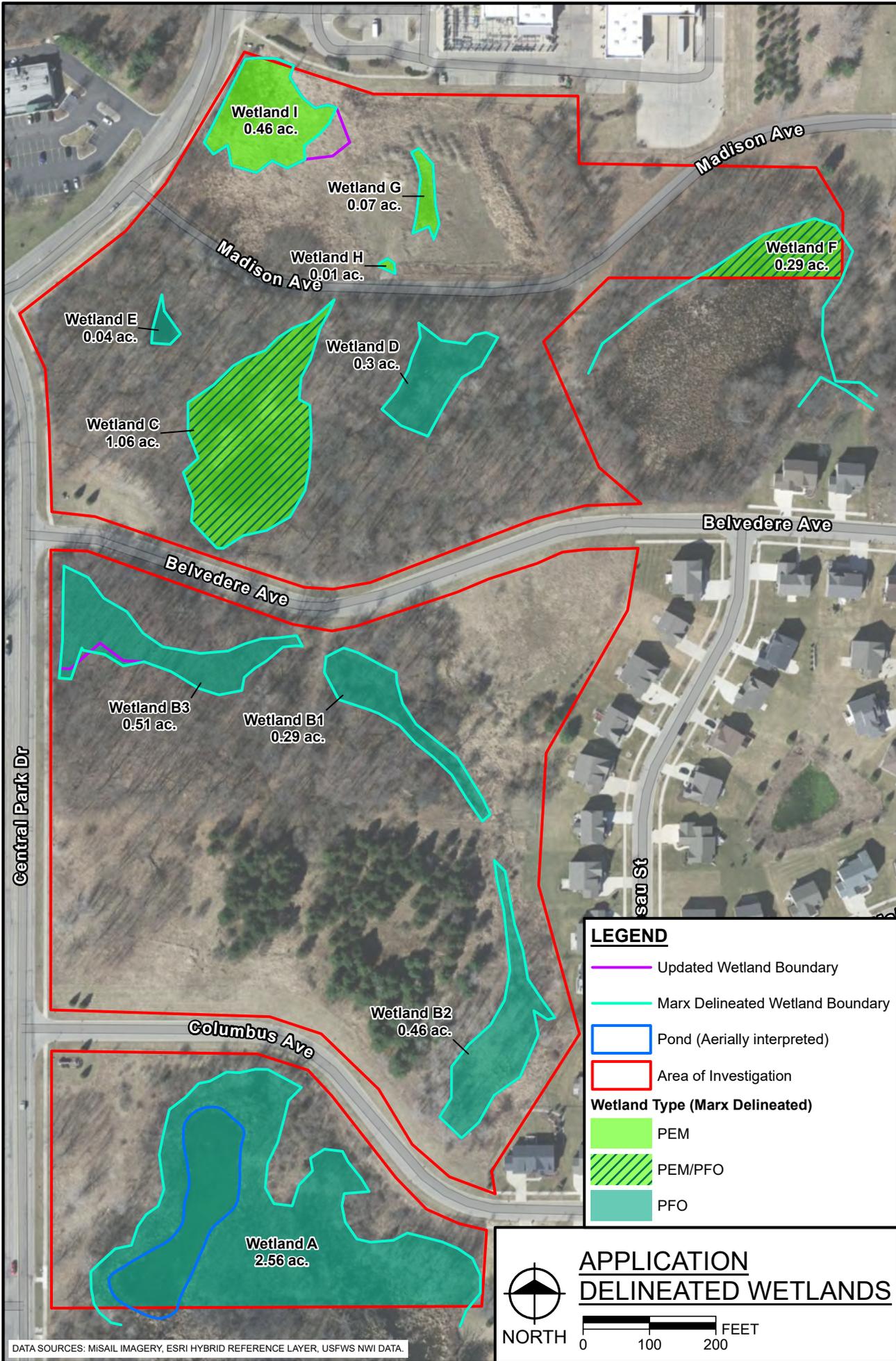
PROJECT NO.
2501009

FIGURE NO.
3

Plot INFO: \\corp.fish.com\AllProjects\2025\2501009\CAD\GIS\Wetland Delineation\Wetland Verification_CentralPark_MeridianTwp.aprx Layout: FIG03_Mapped Wetlands Date: 9/12/2025 10:40 AM User: ebuyc

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Authentix Okemos
 Central Eyde Park, Meridian Township, Ingham County, Michigan
Wetland Verification Application



PLOT INFO: \\corp.fishbeck.com\AllProjects\2025\2501009\CAD\GIS\Wetland Delineation\Wetland Verification_CentralPark_MeridianTwp.aprx Layout: FIG04_Application Delineated Wetlands Date: 9/12/2025 10:47 AM User: ebuoyce

PROJECT NO.
2501009

FIGURE NO.
4



To: Board Members
From: Tim Dempsey, Township Manager
Date: February 13, 2026
Re: Request for Proposals-Legal Services

The current two-year extension of the Township’s legal services contract with Fahey, Schultz, Burzych and Rhodes (FSBR), is set to expire on July 1, 2026. As a reminder, this agreement includes all Township legal services, except for prosecutorial services, which are handled by The Harkness Law Firm.

It is time to do a Request for Proposals (RFP) for legal services. Attached is a draft for your review and discussion on Tuesday evening.

The following schedule is proposed for the RFP process and firm selection:

- RFP Review and Discussion (Board): February 17
- RFP Distribution (Staff): February 20
- Proposals Submission Deadline: March 31
- Proposals Review and Finalists Selected (TBD): April 1-15
- Firm Interviews (Board): April 21
- Firm Selection (Board): May 7
- Contract Negotiations (Staff/Supervisor): May 8-27
- Contract Approval (Board): June 2

When the Township last reviewed a legal services RFP in 2015, the initial review and interviewee selections were conducted by the Township Manager and Supervisor. The Board could proceed similarly or select a committee for review.

Attachment:

1. Request for Proposals-Legal Services



CHARTER TOWNSHIP OF MERIDIAN, INGHAM COUNTY
REQUEST FOR PROPOSALS
LEGAL SERVICES

Overview

Meridian Township is seeking proposals for contracted Township Attorney services. The Township seeks services encompassing the traditional scope of municipal law including legal counsel, opinions, consultation, and coordination with special counsel. Attendance at a variety of meetings will be required, including Township Board meetings as specified.

Sealed proposals must be returned in an envelope clearly marked Meridian Township Legal Services to the following:

Meridian Township Clerk's Office
5151 Marsh Road
Okemos, MI 48864

Proposal Due Date: 5:00 p.m. on Tuesday, March 31, 2026

Meridian Township expects to review proposals in early April, select and conduct finalist interviews in May, and have a contract approved prior to the July 1, 2026 contract commencement.

Meridian Township reserves the right to reject any or all proposals, waive technicalities or irregularities, and to accept any proposal if such action is believed to be in the best interest of the Township.

Background

For information about the Charter Township of Meridian, visit www.meridian.mi.us

Scope of Work

1. Provide legal advice, counsel, services, training, consultation, and opinions to the Township Board, Boards and Commissions, and all levels of the Township government, on a wide variety of civil assignments, including but not limited to land use planning, labor and employment law, public works construction projects, purchasing and procurement, leasing, purchase and sale of property, public disclosure issues (Freedom of Information Act), Open Meetings Act, and tort law. The Township Attorney's advice includes methods to avoid civil litigation.
2. Furnish legal representation at Township Board and other meetings as requested.
3. Appear before courts and administrative agencies to represent the Township's interests.

4. Prepare and review ordinances and resolutions, contracts, and other documents for legal correctness and acceptability.
5. Work cooperatively with special legal counsel retained by the Township for special projects.
6. Coordinate with other special counsel, as needed, to assure proper management of legal issues, and proper coordination and transition of legal issues among special counsel.
7. Assist Township officials and employees to maintain awareness of ethical standards and appearance of fairness standards, and to avoid potential conflicts of interest, prohibited transactions, and the appearance of prohibited transactions.
8. Assist officials and employees to understand the legal roles and duties of their respective offices and interrelationships with others.
9. Provide the Township Board with guidance as to Robert's Rules of Orders and related procedural matters relating to Board meetings, as requested.
10. Prepare legal opinions at the request of the Township Manager or the Board.
11. Provide the Township Board and Administration a legal perspective and advice on various governmental issues.
12. Perform other legal services and tasks as assigned by the Township Manager and Township Board.

Specifications

1. The appointed Township Attorney attends Township Board business meetings as requested. These are regularly scheduled for the first and third Tuesdays of the month from 6:00 p.m. until adjourned.
2. The Township Attorney must be available by phone, cell phone, fax, and e-mail.
3. Timeliness of response and accessibility to the Township Attorney is an important aspect of the service. Accessibility and responsiveness for the proposed designated Township Attorney is of greatest importance, although these elements will also be considered in relation to assistant attorney(s) as well.
4. Accessibility includes the ability to be generally available to attend meetings in person on short notice and the ability to be reached promptly by telephone and/or email.

Minimum Qualifications

1. Each attorney on the proposed team must possess a Juris Doctorate degree and have graduated from a law school accredited by the American Bar Association.
2. Each attorney on the proposed team must be a member in good standing of the Michigan State Bar Association.
3. The proposed designated Township Attorney must have a minimum of five years' experience in the field of municipal law with particular experience in land use and public works construction.

Contract

Meridian Township anticipates a three-year appointment/contract. Responding firms are expected to submit a proposed contract for services with their proposal. The proposed contract should include proposals for compensation (hourly rate, monthly retainer, etc.). The Township expects all responding firms to consent to the Township Scope of Work and Specifications. Exceptions desired must be noted in the proposal submittal. Meridian Township reserves the right to revise the stated contract terms and conditions prior to contract signature.

Submission Requirements

Please provide ten (10) copies of your proposal along with a written response to each of the inquiries below.

1. Firm Experience
 - a. Provide a narrative description of the firm.
 - b. Describe the general experience of the firm.
 - c. Provide experience working specifically with Townships, Township Boards and Commissions, and issues that affect Townships. Please identify all municipal clients, indicating which are current and which are prior.
 - d. Identify experience with municipal issues including land use, zoning, growth management, environmental law, complicated agreements including inter-local agreements, public works, personnel, and other municipal specialties.
 - e. The firm should have adequate office space, staff, equipment, and resource materials that are readily available. Please provide a brief description of these elements.
 - f. The firm shall carry (and provide evidence thereof to the Township) a professional liability policy of not less than five hundred thousand dollars (\$500,000) per occurrence and one million dollars (\$1,000,000) per aggregate coverage. The firm shall also carry (and provide evidence thereof to the Township) a general liability policy of not less than one million dollars (\$1,000,000). If allowed by the insurer, the firm shall name the Township as an additional insured under the insurance policy.
2. Proposed Attorney and Team
 - a. Name and describe the attorney(s) and/or team proposed. Clearly identify the lead attorney and assisting attorney(s) name(s).

- b. Provide a resume or similar description for each team member, with considerable detail in the experience and qualifications of the lead attorney and any significant assisting attorney(s).
 - c. Specify the organization structure applicable to this contract, including who the lead attorney is, and the relationship of any assisting attorney(s) to that lead attorney.
 - d. If specialty attorney(s) or additional resources are available through your firm (in addition to the named team) to meet special or unusual needs, please briefly identify such individuals and specialties as well.
3. Accessibility and Responsiveness
- a. Identify the accessibility of the proposed designated attorney, and the response time that the individual offers to the Township. Specifically identify the lead-time required for attending scheduled or ad-hoc meetings. Identify how quickly the Township Attorney can arrive in person to attend an unscheduled, urgent meeting.
 - b. Identify the same for any assisting attorney(s).
4. Proposed Fee Structure
- a. Propose a compensation package, inclusive of all service costs. Meridian Township will select the finalist by considering the proposed compensation as the best and final offer, although, it reserves the right to negotiate terms as needed to improve elements of the proposal to best meet the needs of the Township, including cost.
5. References
- a. Provide three references for the lead attorney.
 - b. Meridian Township requires references that include municipal government experience.
 - c. Inclusion of references in your proposal is also agreement that the Township may contact the named references.
 - d. Meridian Township reserves the right to contact any companies or individuals, whether offered as references or otherwise, to obtain information that will assist the Township in evaluating submissions. Meridian Township retains the right to use such information to make selection decisions. Submittal of a proposal is agreement that the Township may contact and utilize such information.

Each proposal shall be considered binding and in effect for a period of ninety (90) days following the proposal opening.

All questions should be addressed to:

Tim Dempsey, Township Manager
5151 Marsh Road
Okemos, MI 48864
(517) 853-4254
dempsey@meridian.mi.us



11.C

To: Township Board
From: Tim Dempsey, Township Manager
Date: February 13, 2026
Re: 2026 Township Board Listening Sessions

Staff would like to discuss the 2026 Township Board Listening Sessions. The following tentative dates and locations are being proposed:

- Tuesday, May 12, 242 Community Center
- Tuesday, July 28, Central Park Pavilion
- Tuesday, October 27, St. Luke's Church

These dates provide ample separation between sessions and the various locations make attendance more convenient for our residents.

Staff is proposing a similar format to last year with a brief presentation on key topics followed by a Q & A session. However, it would be valuable to expand the upfront presentation with information from both the Clerk's Office and the Treasurer's Office.



To: Township Board
From: Tim Dempsey, Township Manager
Date: February 13, 2026
Re: FY 2027 State and Federal Appropriations

Annual appropriation requests will be due shortly for both the State of Michigan and the U.S. Congress. As a reminder, the Township requested the following funding from each entity for the 2026 fiscal year:

Source	Legislative Sponsors	Project	Requested Funding	Percent of Total Project \$
State of Michigan	Senator Sam Singh, Rep. Julie Brixie, Rep. Penelope Tsernoglou	Central Fire Station Dorm Addition	\$1,000,000	100%
U.S. Congress - Congressionally Directed Spending (CDS)	Senator Gary Peters	Grid-Interconnected Solar Photovoltaic Arrays	\$400,000	50%
U.S. Congress – CDS	Senator Elissa Slotkin	Community & Senior Center	\$7,500,000*	29%

**\$750,000 was the minimum requested amount*

Unfortunately, none of these projects were funded. Staff would like to discuss these and other possible projects with the Board to determine submissions for FY 2027.